



**NORTHERN
MIDLANDS
COUNCIL**

MINUTES

Ordinary Meeting of Council

Monday, 16 May 2016

MINUTES – ORDINARY MEETING

16 MAY 2016



MINUTES OF THE MEETING OF THE NORTHERN MIDLANDS COUNCIL HELD AT THE COUNCIL CHAMBERS, LONGFORD AT 5:03 PM ON MONDAY, 16 MAY 2016

120/16 ATTENDANCE

1 PRESENT

Mayor Downie, Deputy Mayor Goss, Cr Adams, Cr Calvert, Cr Goninon, Cr Gordon, Cr Knowles, Cr Lambert, Cr Polley AM

In Attendance:

Mr Jennings – General Manager, Mr Chellis – Works & Infrastructure Manager (to 7:35pm), Miss Bricknell – Corporate Services Manager (to 8:15pm), Mr Payton – Planning & Development Manager (to 8:15pm), Mr Godier – Senior Planner (from 5:17pm to 7:08 pm), Miss Mason – Governance & Community Development Officer (to 8:15 pm), Mr Galbraith – Engineering Officer (from 7:09pm to 7:22 pm)

2 APOLOGIES

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122/16 DECLARATIONS OF ANY PECUNIARY INTEREST OF A COUNCILLOR OR CLOSE ASSOCIATE

Section 8 sub clause (7) of the *Local Government (Meeting Procedures) 2005* require that the Chairperson is to request Councillors to indicate whether they have, or are likely to have a pecuniary interest in any item on the Agenda.

123/16 CONFIRMATION OF MINUTES

1 ORDINARY COUNCIL MEETING – 18 APRIL 2016

DECISION

Cr Polley/Cr Gordon

The Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 18 April 2016, be confirmed as a true record of proceedings.

Carried unanimously

Mr Chellis joined the meeting at 5:04pm.

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2 CONFIRMATION OF MINUTES OF COMMITTEES

Attachments: Section 1 – Page 1

Minutes of meetings of the following Committees were circulated in the Attachments:

	Date	Committee	Meeting
i)	05/04/2016	Evandale Community Centre and Memorial Hall Management Committee	Ordinary
ii)	09/04/2016	Epping Forest Hall Committee	Ordinary
iii)	12/04/2016	Devon Hills Neighbourhood Watch Committee	Ordinary
iv)	12/04/2016	Devon Hills Residents Group	Ordinary
v)	13/04/2016	Morven Park Management and Development Association Inc.	Ordinary
vi)	18/04/2016	Ross Community Sports Club Inc.	Ordinary
vii)	18/04/2016	Ross Community Sports Club Inc.	AGM
viii)	03/05/2016	Campbell Town District Forum – Notes: no quorum	
ix)	03/05/2016	Evandale Advisory Committee	Ordinary
x)	04/05/2016	Ross Local District Committee	Ordinary

DECISION

Cr Lambert/Cr Goninon

That the Minutes of the Meetings of the above Council Committees be received.

Carried unanimously

3 RECOMMENDATIONS OF SUB COMMITTEES

That Council note the following recommendation/s of Committees:

Meeting Date	Committee	Recommendation

In the attached minutes of sub committees, no new recommendations have been noted as being for Council's consideration.

NOTE: *Matters already considered by Council at previous meetings have been incorporated into INFO 15: Officer's Action Items.*

124/16 DATE OF NEXT COUNCIL MEETING
27 JUNE 2016

Mayor Downie advised that the next Ordinary Council Meeting would be held at 5.00pm on Monday, 27 June 2016, at the Northern Midlands Council Chambers at Longford.

That it should be noted that the scheduled date for the June meeting was amended at the 21 March 2016 (min. ref. 66/16).

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125/16 INFORMATION ITEMS

1 COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING

Responsible Officer: Des Jennings, General Manager

The General Manager advised that the following workshops/ meetings had been held.

Date Held	Purpose of Workshop
02/05/2016	Council Workshop <ul style="list-style-type: none">TasWaterWoolmers Foundation Inc.Lighting of Morven Park, Village Green and Longford Velodrome2016/17 BudgetLaunceston Airport Rates: UpdateHoneysuckle BanksLongford CBD Urban Design - ParkletsPolicy: Public Liability Insurance Requirement for Council Owned FacilitiesCMCA RV ParkOpening: Westmoor Bridge, Powranna Road CressyOffice Alterations
16/05/2016	Council Workshop <ul style="list-style-type: none">prior to Council meeting

2 MAYOR'S COMMUNICATIONS

Mayor Downie's Communications for the period 19 April to 16 May 2016 are as follows:

Date	Activity
21 April 2016	Attended meeting with Minister for Environment, Parks & Heritage, Matthew Groom re end of life tyres, Hobart
22 April 2016	Attended LGAT General Meeting, Launceston
23 April 2016	Attended re-planting of Lone Pine seedling, Village Green, Longford
25 April 2016	Attended Campbell Town ANZAC Day Dawn Service
25 April 2016	Attended Bishopsbourne ANZAC Day Service
25 April 2016	Attended Evandale ANZAC Day Service
2 May 2016	Attended meeting with TasWater CEO, Longford
2 May 2016	Attended Council workshop, Longford
4 May 2016	Attended Australian Mayor Aviation Council Meeting, Adelaide
6 May 2016	Attended NTD Executive Meeting, Launceston
12 May 2016	Attended TasWater General Meeting, Launceston
13 May 2016	Attended official opening of the Westmoor Bridge, Powranna Road
16 May 2016	Attended Council meeting and workshop, Longford
Attended to numerous email, phone, media and mail inquiries.	

3 PETITION

Attachments: Section 1 – Page xx

1 PURPOSE OF REPORT

In accordance with the Vision, Mission and Values of Council as identified in the *Council's Strategic Plan 2007-2017* and the *Local Government Act 1993, S57 – S60*, provision is made for Council to receive petitions tabled at the Council Meeting.

2 OFFICER'S COMMENT

In relation to the receipt of petitions, the following provisions of the *Local Government Act 1993*, Part 6 - Petitions, polls

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and public meetings, S57 and S58, should be noted:

Section 57. Petitions

- (1) A person may lodge a petition with a council by presenting it to a councillor or the general manager.
- (2) A person lodging a petition is to ensure that the petition contains –
 - (a) a clear and concise statement identifying the subject matter; and
 - (b) a heading on each page indicating the subject matter; and
 - (c) a brief statement on each page of the subject matter and the action requested; and
 - (d) a statement specifying the number of signatories; and
 - (e) the full printed name, address and signature of the person lodging the petition at the end of the petition.

58. Tabling petition

- (1) A councillor who has been presented with a petition is to –
 - (a) table the petition at the next ordinary meeting of the council; or
 - (b) forward it to the general manager within 7 days after receiving it.
- (2) A general manager who has been presented with a petition or receives a petition under subsection (1)(b) is to table the petition at the next ordinary meeting of the council.
- (3) A petition is not to be tabled if –
 - (a) it does not comply with section 57; or
 - (b) it is defamatory; or
 - (c) any action it proposes is unlawful.
- (4) The general manager is to advise the lodger of a petition that is not tabled the reason for not tabling it within 21 days after lodgement.

3 PETITIONS RECEIVED

Nil.

4 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

Attachments: Section 1 – Page xx

1 PURPOSE OF REPORT

To provide an opportunity for Councillors and the General Manager to report on their attendance at recent conferences/seminars.

In accordance with Council's Strategic Plan 2007-2017 (2012/13 Revision), Part 1 – Governance, the core functions are:

- Support Council with governance advice and effective leadership, review and implement organisational values through day to day operations, effective communication, community consultation and advocacy, issues identification, strategic and corporate planning, annual reports, public and private resource sharing, induction of elected members, provision of legal advice, human resources management and liaison with representative bodies.
- Support Council with sound financial advice and management, and generate funds without burdening the community. Rates administration, budgeting and reporting, debt collection, taxation, asset registers and depreciation, receipts and payments, wages and salaries, loans and investments, records management, information technology, and customer service.

2 CONFERENCES AND SEMINARS

Nil

5 WORKS & INFRASTRUCTURE REPORT

Attachments: Section 1 – Page 33

The Works & Infrastructure Report for the period to 29 April 2016 was circulated in the Attachments.

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6 BUILDING APPROVALS

April building approvals figures were not available at time of print. Building approval figures to be tabled at the meeting. The following table provides a comparison of the number and total value of building works for 2015 and 2016:

	YEAR - 2015				YEAR - 2016			
	APRIL		JAN –APR		APRIL		JAN –APR	
	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$	No.	Total Value \$
New Dwellings	9	1,927,277	32	7,173,962	2	428,674	14	4,861,878
Dwelling Additions	0	0	5	235,000	5	845,434	13	1,445,783
Garage/Sheds & Additions	6	172,484	19	976,084	7	95,250	30	1,924,097
Commercial	3	203,000	4	233,000	1	4,300	7	6,519,122
Other (Signs)	0	0	0	0			0	0
Swimming Pools	0	0	0	0			0	0
Minor Works	2	5,800	5	9,010			1	1,800
Building Certificates	0	0	3	5,001			0	0
Amended Permits	0	0	0	0			0	0
TOTAL	20	2,308,561	68	8,623,057	15	1,373,658	65	14,752,680
Inspections								
Building	0				38		137	
Plumbing	0				34		123	

Figures do not include Building Approvals processed under the Resource Sharing Agreements.

7 DEVELOPMENT APPLICATIONS

Planning decisions in April 2016:

Total Approved:	19	Total Refused:	0
Total Permitted:	3	Total Discretionary:	25
Average Days for Permitted	32	Average Days for Discretionary:	38
Days allowed for approval by LUPAA	28	Days allowed for approval under LUPAA:	42
Total Exempt under IPS:	4	Total Withdrawn:	0

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
P15-269	Resubdivision between 2 lots to create 40.9ha lot & 14.9ha lot	687 & 869 Bishopsbourne Road, Bishopsbourne	PDA Surveyors (obo Goss)	42	D
P15-295	Extractive Industry (rock quarry) (Level 2 Activity) - Biodiversity Code, Scenic Management Code (access and silt pond within scenic corridor)	295 Lake Leake Road, Campbell Town	Midland Quarries Pty Ltd	24	D
P15-341	3-lot subdivision in 2 stages (within 50m of railway)	41-43 Arthur Street, Perth	M Fox	42	D
P15-344	Multiple dwellings x 2 & carports x 2 - vary rear setback to 2m	82 Marlborough Street, Longford	BJ Trotter	30	D
P15-356	Alterations to Council offices (heritage precinct)	13 Smith Street, Longford	Northern Midlands Council	28	D
P15-358	Tunbridge Tier Quarry upgrade (level 2 activity under EMPCA)	78 Tunbridge Tier Road, Tunbridge	Hazell Bros Group Pty Ltd (obo Cameron & Mona Vale Holdings)	38	D
P15-360	Develop and use east wing of building as shop/office (heritage-listed place in heritage area)	6 Russell Street, Evandale	P Woof	23	P
P15-368	Removal of tree (heritage-listed place in heritage precinct)	79 Wellington Street, Longford	Planning Development Services (obo Pitt)	31	D

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Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
DELEGATED DECISIONS					
P16-006	Construction of dam (retrospective)	40 Fairtlough Street, Perth	Donald John Campbell Urquhart & Fay Norma Harris	35	P
P16-016	Dwelling addition (awning) - within Attenuation Distance	30 Summit Drive, Devon Hills	Z Bull	33	D
P16-019	Dwelling additions, garage/carport (vary rear setback) & change of use to Visitor Accommodation (heritage-listed place in heritage precinct, attenuation distance)	2 Pakenham Street, Longford	T & J Gray	48	D
P16-024	Dwelling alterations & conservation works, reconstruction of exhibition room & driveway alteration (heritage-listed place)	'Patterdale', 173 Uplands Road, Deddington	G Corney (obo Gleneagles Management P/L)	42	D
P16-028	Garage (vary S side & rear setbacks), retaining wall & associated earthworks	6 William Street, Perth	SV & JC Boyer	42	D
P16-030	Shed (heritage precinct)	19 Pultney Street, Longford	D Hovington	42	D
P16-033	Conversion of barn to dwelling, new carport, outbuilding & deck (heritage-listed place in heritage precinct)	2 Russell Street, Evandale	Loop Architecture	43	D
P16-034	Funeral chapel additions & garage (vary setbacks, car parking & access provisions) within scenic corridor, bushfire-prone area & attenuation area	502 Hobart Road, Youngtown	All Urban Planning Pty Ltd (obo Finney Funeral Services)	38	D
P16-037	Repairs to heritage-listed place (re-slate southern wing, replace gutters & repair chimneys) - heritage precinct	'Brickendon', 236 Wellington Street, Longford	R Archer (obo Archer Family Trust)	42	D
P16-039	Construct new bridge over Lake River & associated roadworks (including removal of old bridge) - priority habitat & flood-prone area	Macquarie Road, Cressy	Northern Midlands Council	37	D
P16-041	01: 3-lot subdivision, and 02: Dwelling (attenuation distance)	4B Paton Street, Longford	Heger Constructions Pty Ltd	34	D
P16-041	01: 3-lot subdivision, and 02: Dwelling (attenuation distance)	4B Paton Street, LONGFORD	Heger Constructions Pty Ltd	34	D
P16-042	Visitor accommodation (change of use)	24 Longford Close, Longford	C & J Cocker	42	D
P16-043	Shed (vary rear setback)	20 Frederick Street, Perth	M Williams	44	D
P16-045	Dwelling extensions (heritage-listed place in heritage precinct)	24 High Street, Evandale	A Cangia & P Bergamin	39	D
P16-046	Partial change of use to visitor accommodation - heritage-listed place	120 Catherine Street, Longford	M & C Hollyoak	42	D
P16-047	Deck	10 Old Bridge Road, Perth	G G Smith	0	E
P16-050	Dwelling addition (ancillary apartment)	28 Burghley Street, Longford	Prime Design	0	E
P16-054	Dwelling alterations & garage (heritage-listed place)	'Milford', 911 Esk Main Road, Conara	Hamilton Equities	42	D
P16-062	Shed additions x 2 (retrospective)	23 Anstey Street, Longford	S & G Bricknell	0	E
P16-079	2 shipping containers	5 Mason Street, Campbell Town	D & J Earley	0	P
P16-080	Dwelling	130A Marlborough Street, Longford	Tasbuilt Homes	0	E
COUNCIL DECISIONS					
P16-036	Alterations to brick walls - lower height to 1800mm (heritage-listed place in heritage precinct)	11 Russell Street, Evandale	Northern Midlands Council	36	D
COUNCIL DECISIONS - REFUSAL					
-	-	-	-	-	-

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TPC APPROVAL

P15-196	Amendment 06-2015: Rezone part of lot from Community Purposes to General Residential; in conjunction with 2-lot subdivision	9 Bond Street, Ross	Northern Midlands Council	-	D
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8 MATTERS AWAITING DECISION BY TPC & RMPAT

TPC	Tasmanian Planning Commission
IPS	Northern Midlands Interim Planning Scheme 2013 – effective date 1.6.13. Report on representations sent to TPC. TPC held a meeting on 21 May 2015 with Council staff and representors to discuss representations to the Interim Scheme. No further action from TPC at this time.
TPS	Tasmanian Planning Scheme – State Planning Provisions (SPP) currently on exhibition by TPC. Closing date for comment 8.5.16.
07/15	Draft Amendment & Planning Permit P15-331 - 2 Hudson Fysh Drive, Western Junction: (CT 146537/2) – Carpark (variations to development standards) – public exhibition closed 31.3.16. 2 representations received – report to 18.4.16 Council meeting. Council's recommendations forwarded to TPC.

RMPAT Resource Management & Planning Appeals Tribunal

P15-157	Appeal 101/15P – Grain processing and distribution – 109 Auburn Road, Ross – J Bingley v NMC – ongoing mediation – hearing date set
P14-213	Appeal 113/15P –Earthworks, storage of used materials & carparking for Evandale Market – 18 Logan Road, Evandale – Woof v NMC - teleconference held – consent agreement submitted to RMPAT – awaiting revised site plan with shed 50m from boundary
P15-098	Appeal 114/15P–Shed (recycling and waste disposal) – 18 Logan Road, Evandale – Woof v NMC - teleconference held – consent agreement submitted to RMPAT - awaiting revised site plan with shed 50m from boundary

Decisions received

TPC	
-	-

RMPAT

P13-199	Appeal 110/15E – Environmental Protection Notice – 437 Woolmers Lane, Longford – Tyre Recycle Tasmanian v NMC - RESOLVED
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9 USE OF COUNCIL SEAL: APRIL 2016

0	Final plans of subdivision
0	Part 5 Agreements under <i>Land Use Planning & Approvals Act</i>
0	Instruments of Approval for Planning Scheme Amendments
0	Draft Amendments to <i>Northern Midlands Planning Scheme 1995</i>
0	Management Agreements
0	Other Agreements/Documents

10 132 & 337 CERTIFICATES ISSUED

	No. of Certificates Issued 2015/2016 year												Total
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Total
132	70	68	70	72	45	42	52	51	54	49			573
337	30	37	47	35	23	37	18	34	30	21			312
													676
													389

11 ANIMAL CONTROL

Item	Income/Issues 2014/2015		Income/Issues for April 2016		Income/Issues 2015/2016	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,801	88,126	15	644	3,750	91,800
Dogs Impounded	88	5,360	6	247	62	3,928
Euthanized	3	-	-	-	3	-
Re-claimed	73	-	4	-	49	-
Re-homed/To RSPCA	12	-	2	-	9	-
New Kennel Licences	8	518	2	136	10	680
Renewed Kennel Licences	62	2,480	-	-	61	2,501

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Item	Income/Issues 2014/2015		Income/Issues for April 2016		Income/Issues 2015/2016	
	No.	\$	No.	\$	No.	\$
Infringement Notices (paid in full)	35	5,307	10	1,622	41	7,336
Legal Action	-	-	-	-	-	-
Livestock Impounded	2	300	-	-	2	130
TOTAL		102,091		2,649		106,375

12 HEALTH ISSUES

Immunisations

The *Public Health Act 1997* requires that Councils offer immunisations against a number of diseases. The following table will provide Council with details of the rate of immunisations provided through Schools. Monthly clinics are not offered by Council; however, parents are directed to their local General Practitioner who provides the service.

MONTH	2013/2014		2014/2015		2015/2016	
	Persons	Vaccination	Persons	Vaccination	Persons	Vaccination
July-September	32	32	65	68	31	31
October-December	23	23	66	68	-	-
January-March	-	-	-	-		
April-June	87	194	85	163		
TOTAL	142	249	216	299	31	31

Other Environmental Health Services

Determine acceptable and achievable levels of environmental and public health by ongoing monitoring, inspection, education and, where necessary, by applying corrective measures by mutual consent or application of legislation.

Ensure safe standards of food offered for sale are maintained.

Investigations/Inspections	2013/2014	2014/2015	2015/16
Notifiable Diseases	6	2	3
Inspection of Food Premises	126	118	133

Notifiable Disease investigations have been carried out by the Department of Health and Human Services from Hobart, with only significant outbreaks directed to Council to assist with investigations. However, due to the prompt and thorough investigating by Council Environmental Health Officers, the Department now directs more cases for Council to investigate.

Food premises are due for inspection from 1 July each year.

13 CUSTOMER REQUEST RECEIPTS

Operational Area	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Animal Control	3	-	2	1	-	-	-	-	2	-		
Building & Planning	6	1	4	-	2	4	5	2	5	4		
Community Services	-	-	-	-	-	-	-	-	1	-		
Corporate Services	4	1	16	-	6	4	-	1	-	-		
Governance	-	-	-	-	-	-	-	-	1	-		
Waste	1	-	-	-	-	1	1	1	1	-		
Works (North)	48	40	18	25	20	19	36	33	25	25		
Works (South)	2	8	5	4	6	3	3	5	11	3		

14 GIFTS & DONATIONS (UNDER SECTION 77 OF THE LGA)

Date	Recipient	Purpose	Amount
22-Jul-15	Campbell Town District High School	Chaplaincy	\$1,500

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22-Jul-15	Campbell Town District High School	Inspiring Positive Futures Program	\$8,000
4-Aug-15	Rural Alive & Well	Donation	\$5,000
11-Aug-14	Helping Hand Associated	Donation	\$1,000
11-Aug-14	Longford Care-a-car	Donation	\$1,000
15-Sep-15	Cressy District High School	Inspiring Positive Futures Program	\$8,000
21-Oct-15	Toosey Aged Care	Donation	\$150
22-Oct-15	Campbell Town District High School	Donation - School Achievement Awards	\$90
22-Oct-15	Perth Primary School	Donation - School Achievement Awards	\$30
22-Oct-15	Evandale Primary School	Donation - School Achievement Awards	\$30
22-Oct-15	Longford Primary School	Donation - School Achievement Awards	\$30
22-Oct-15	Cressy District High School	Donation - School Achievement Awards	\$90
22-Oct-15	Avoca Primary School	Donation - School Achievement Awards	\$30
2-Dec-15	Perth Fire Brigade	Donation	\$50
22-Dec-15	Longford Fire Brigade	Donation	\$100
	Campbell Town Medical Centre	Donation - re: late Mr L Triffitt	\$50
23-Feb-16	Holman Clinic	Donation - re: late Mr B Ellis	\$50
17-Feb-16	Swap Meet Tasmania	Donation	\$120
16-Mar-16	Mr B Murray-Skey	Donation - International Children's Games - Taiwan	\$120
23-Mar-16	Christ Church flower show	Donation - Flowers	\$36
	Council wages and plant	Assistance to Campbell Town SES	\$54
Planning/Building Applications Remitted			
14-Oct-15	Evandale Light Railway	Planning / Building Application fees	\$218
3-Feb-16	Evandale Light Railway	Planning / Building Application fees	\$402
3-Feb-16	NRM	Planning fees - Strathroy Riparian Reserve planting	\$231
Sporting/Academic Achievements			
22-Jul-15	Mr Bailey Groves	28th Summer Universiade South Korea	\$120
22-Jul-15	Ms Teresa Morris	Aust Darts Championships WA	\$60
5-Aug-15	Miss Kara Zaporozec	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Mr Simon Zaporozec	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Mrs Julie Zaporozec	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Miss Kaitlyn Cawthen	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Ms Narinda Cawthen	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Mrs Helen Farrow	Indoor Bias Bowls Championships 2015	\$60
5-Aug-15	Miss Georgia Brown	2016 Aust Jamboree in Sydney - Cressy Scouts	\$60
11-Aug-15	Mr Chayce Jones	All Australian U15 Football Team	\$120
30-Sep-15	Ms M Barron	2016 Womens Fast Pitch Softball Team	\$60
30-Sep-15	Mr C Barron	2016 Mens Fast Pitch Softball Team	\$60
15-Sep-15	Ms Jenna Myers	Australian Club Championships - Weightlifting	\$60
15-Sep-15	Ms Alysha Verwey	Australian Equestrian Interschool Championships	\$60
10-Nov-15	Miss Emily Acheson	2016 Aust Jamboree in Sydney - Cressy Scouts	\$60
10-Nov-15	Miss Sophie Parkin	National U15 Girls Cricket Carnival 2016	\$60
18-Nov-15	Miss Kasman Murfet	Royal Edinburgh Military Tattoo - Virginia USA 2016	\$120
17-Feb-16	Ms K Earley	Bursary Program 2015	\$500
15-Mar-16	Mr L Hulme	Australian Youth Boxing Championships	\$60
16-Mar-16	Ms Ashley Blair	Bursary Program 2016	\$500
16-Mar-16	Ms Teneasha Latta	Bursary Program 2016	\$500
16-Mar-16	Ms A Ferrall	U17 National Netball Championships - Perth WA	\$60
05-Apr-16	Mr Cobey Evans	U13 State Team ASICS Little Athletics Championships	\$60
05-Apr-16	Ms Sharnie Johnstone	Bursary Program 2016	\$500
19-Apr-16	Mr Tobias Verhaegh	Bursary Program 2016	\$500

MINUTES – ORDINARY MEETING

16 MAY 2016



20-Apr-16	Mr Daniel McCullagh	Bursary Program 2016	\$500
19-Apr-16	Miss Emma Johnstone	Bursary Program 2016	\$500
27-Apr-16	Miss Olivia Harvey	Bursary Program 2016	\$500
27-Apr-16	Mr J Corban-Banks	Bursary Program 2016	\$500
27-Apr-16	Miss K Heaps	Bursary Program 2016	\$500
20-Apr-16	Mr Samuel Evans	Bursary Program 2016	\$500
20-Apr-16	Ms K Hill	Aust Little Athletics Championships	\$60
TOTAL DONATIONS			\$33,321

15 ACTION ITEMS: COUNCIL MINUTES

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
18/04/2016	112/16	Asset Management	That Council adopt the following long term planning documents: Asset Management Policy, Asset Management Strategy, Road Asset Management Plan and Stormwater Asset Management Plan	Governance & Community Dev Officer	Policy Manual updated.	
14/12/2015	363/15	Confirmation Of Minutes - Ross Local District Committee	That Council note and investigate the following recommendations of the Ross Local District Committee: That Council ii) pay for an acoustics engineer to assess the Ross Town Hall.	Governance & Community Dev Officer	Recommendation received. Submitted for budget consideration.	
18/01/2016	Jul-16	Honeysuckle Banks Masterplan	That Council: i) Accept in principle, the draft Honeysuckle Banks masterplan; and ii) Release the draft Honeysuckle Banks masterplan for community consultation.	Governance & Community Dev Officer	Community consultation feedback collated. May workshop item.	
18/04/2016	107/16	Implementation Of Place Activation Plan - Longford	Council authorises officers to proceed with engaging Halibut Creative to undertake the brand development, style guide and Longford tear off map.	Governance & Community Dev Officer	Complete.	
18/04/2016	107/16	Implementation Of Place Activation Plan - Longford	That council officers, together with the committees, explore the development of an app.	Governance & Community Dev Officer	In progress.	
15/02/2016	31/16	Longford Destination Play Space And Playground	Council approves the placement of the order for stage one of the state of the art, electronic, destination play space, and the contemporary playground for younger children, on Longford Village Green, with the full payment to be made in 2016/2017	Governance & Community Dev Officer	Planning application advertised.	
21/09/2015	252/14	Longford Destination Play Space: Proposed Stage Two Development	i) That Council support the inclusion of a Liberty Swing and Carousel in the planned Longford Play Space on the proviso that the funding for the purchase and installation of the Liberty Swing and fencing, and the associated additional rubber softfall is secured by Mrs Karen Bell; and ii) That Council contribute \$5,000 toward the purchase and installation of the Liberty Swing and Carousel; and iii) Should the funding application for the playspace not be successful, that Council continue to progress the installation of the liberty swing and carousel.	Governance & Community Dev Officer	Mrs Bell has reported that she is making steady progress with the fundraising.	
21/03/2016	60/16	Policy: Public Liability Insurance Requirement for Council Owned Facilities	That a decision on the matter be deferred to the 18 April 2016 Council meeting, pending the provision of further information.	Governance & Community Dev Officer	To be considered at June Council workshop.	
21/09/2015	251/15	Proposal for a Stand Alone Visitor Information and Tourist Centre at Longford	That Council 2. support a 3 year trial of a Visitor Information Centre in the Memorial Hall, Longford, contributing up to \$15,000 toward the cost of equipment and furniture, subject to the following: a) Consultation with existing users is undertaken and an agreement reached in respect to shared use of the Hall; and b) The establishment of a group (independent of Council) to manage and man the Visitor Information Centre. 3. liaise with the Heart FM, Longford Tourism Group, Longford Local	Governance & Community Dev Officer	In abeyance until requested. Complete.	

MINUTES – ORDINARY MEETING

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
			District Committee and Northern Midlands Business Association.			
21/09/2015	249/15	Tom Roberts: Proposed Interpretation and Grave Upkeep	That Council: i) endorse the proposal for Tom Robert's interpretation at Longford and/or Christ Church Illawarra, and ii) enter into negotiations with Christ Church with regard to the upkeep of Tom Robert's grave.	Governance & Community Dev Officer	Negotiations underway with Dumaresq family & Tom Roberts descendants to also be consulted. Draft interpretation board design prepared.	
8/12/2014	329/14	Economic Development	That Council facilitate meetings with the local businesses in each of the towns to explore business opportunities and other matters of interest.	General Manager	To be progressed.	
15/02/2016	32/16	Financial and Economic Analysis of the Campbell Town War Memorial Oval Precinct Development Plan	That i) Council officers call quotes for the design of the smaller clubrooms (incorporating change facilities and public toilets).	General Manager	To be progressed.	
17/08/2015	232/15	Heart FM Community Radio Station	That Council approve the allocation of \$11,000 to fund the conversion of the room in the Memorial Hall into HeartFM's studio and office, and in return Council will receive at no charge a Gold Level Sponsorship package with HeartFM across 2015-2018.	General Manager	Progress delayed by Telstra negotiations re use of their tower near Poatina.	Aug-16
22/06/2015	148/15	Information Items	That TasWater be requested to provide a water tank to the Conara community.	General Manager	Cr Gordon met with TasWater, awaiting outcome of discussions. Matter to be raised at May workshop with representatives from TasWater. Taswater agreed to provide a water tank.	
15/02/2016	34/16	Lighting: Velodrome & Village Green Improvements To Christmas Lighting	That Council officers be authorised to investigate suitable lighting arrangements for i) the tree and other areas of interest within Village Green; and ii) Longford velodrome; and report back to Council.	General Manager	Proposal presented to May workshop.	
21/03/2016	67/16	Local Government Association of Tasmania (LGAT) – Motions for the General Meeting: 20 July 2016	That Council ... list the following matters for consideration at the LGAT General Meeting to be held on 20 July 2016: i) Introduction of State Tyre Levy; ii) Federal Government assistance to replace the Bass Link cable; iii) LGAT to call on the Federal Government to amend the Australian Taxation regulations in regards to the expectation that not-for-profit volunteer organisations lodge annual Tax Returns retrospectively and includes an extra category in the list of Community Service organisations that can self-assess under the prescribed by law test, that listing being: Incorporated volunteer community organisations that are altruistic and solely for the betterment of the community.	General Manager	Motions i) and ii) submitted, iii) matter resolved.	
21/03/2016	75/16	Longford Odour Emissions	That a report be tabled and the matter be discussed with TasWater at the May Council Workshop and listed for the May Council meeting.	General Manager	To be prepared.	
18/04/2016	106/16	Proposed Natural Gas Main Extension To Translink Industrial Precinct	That a fee offer be sought for the preparation of a business case to support the natural gas main extension to TRANSlink Industrial Precinct and reported to Council.	General Manager	To be progressed.	

MINUTES – ORDINARY MEETING

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Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
21/09/2015	266/15	Stokes Park: Concept Plan	That i) management meet with Mr Stokes to discuss the concept plan. ii) management be authorised to seek community comment on the previously prepared concept plans for Stokes Park. iii) the comments received be used as a basis for amending the concept plans and then presented to Council at a Workshop. iv) the horse trail be considered as part of the concept plans.	General Manager	To be progressed as a component of the Longford Township CBD Urban Design Strategy	
21/09/2015	272/15	West Perth Stormwater Assessment	That Council 1) initiate ongoing discussion with the State Government and TasRail to fully investigate opportunities to fund the required upgrade of Youl Main Road and Drummond Street and their associated drainage culverts, including culverts under the railway line; and 2) concurrently investigate the introduction of a stormwater head-works levy.	General Manager	Underway.	
18/04/2016	100/16	Local Government Association Of Tasmania: (LGAT) Motions For The General Meeting – 22 April 2016	notes/receives the items listed; notes the discussion items listed and votes as indicated in relation to the items listed for the LGAT General Meeting to be held on Friday, 22 April 2016	Mayor	Meeting attended.	
18/04/2016	104/16	Comment On Draft State Planning Provisions (SPPS)	That Council advise the Tasmanian Planning Commission that its comments in response to the Draft State Planning Provisions are as per Attachment A.	Planning & Development Manager	Response sent.	
21/03/2016	78/16	Land Use and Development Strategy	That Council i) endorse the attached Land Use and Development Strategy brief to allow tenders to be called; ii) that the tender be called as staged reports and as a whole, and reported back to council.	Planning & Development Manager	Progressing.	
19/10/2015	310/15	Planning Practice Quarterly Report: July – September 2015	future quarterly reports include trending information and be in an updated format	Planning & Development Manager	Format being addressed.	
13/10/2014	267/14	Policy Review: Policy 30 – Dog Management Policy	That Council endorse the proposed changes to Policy 30, as highlighted in the attached document, for public exhibition in accordance with s.7 of the Dog Control Act 2000.	Planning & Development Manager	Under further review.	Jun-16
21/09/2015	265/15	Proposed By-Law: Animal Management	That management prepare, for Council's consideration, a draft Animal Management By-Law, inclusive of explanatory materials setting out what the by-law will cover and the impact it will have	Planning & Development Manager	In progress.	
18/04/2016	108/16	2016 Future Of Local Government National Summit	That Council authorise the attendance of Cr Polley and Cr Gordon at the 2016 Future of Local Government National Summit in Melbourne.	Executive Assistant	Bookings complete.	
18/04/2016	105/16	Local Government Association Of Tasmania (LGAT) – Motions For The General Meeting: 20 July 2016	submit the following joint motion with Break O'Day Council for consideration by LGAT at the July 2016 General Meeting: "That LGAT lobby the State Government and TasRail to permit a Tasmanian Transport Museum MS steam train to travel from Hobart to Fingal once a year on the Fingal Valley Festival day"; and iii) Council work with Break O'Day Council to prepare the background to the joint motion.	Executive Assistant	Motions submitted. Motion was not supported by Break O'Day Council.	
18/04/2016	100/16	Local Government Association Of Tasmania: (LGAT) Motions For The General Meeting – 22 April 2016	That Council A) authorises the attendance of Mayor Downie, Deputy Mayor Goss & Cr Adams at the LGAT General Meeting to be held on Friday, 22 April 2016, at The Tramsheds, Launceston.	Executive Assistant	Meeting attended.	

MINUTES – ORDINARY MEETING

16 MAY 2016



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
18/04/2016	98/16	Perth Recreation Ground 2030 Masterplan	That Council: i) accept the Perth Recreation Ground 2030 Master Plan in principle; ii) release the plan for community consultation; iii) consider funding components of the Master Plan in forthcoming Council budgets, and request Council Officers to seek to secure external grants to assist with the implementation of the Master Plan; iv) seek a contribution from the state government; v) investigate options for the skate park; and vi) consider options for the scout hall.	Project Officer	Community consultation phase ends 1/6/2016.	
18/04/2016	112/16	Asset Management	That Council adopt the following long term planning documents: Asset Management Policy, Asset Management Strategy, Road Asset Management Plan and Stormwater Asset Management Plan	Corporate Services Manager	Complete.	
18/04/2016	95/16	Confirmation of Minutes - Recommendations Of Sub Committees - Ross Local District Committee	That Council note and investigate the following recommendation/s of the Campbell Town District Forum: That the list be submitted for budget consideration.	Corporate Services Manager	Noted.	
18/04/2016	95/16	Confirmation of Minutes - Recommendations Of Sub Committees - Ross Local District Committee	That Council note and investigate the following recommendation/s of the Cressy Local District Committee: ... 2. That the items as prioritised be put to Council for budget consideration	Corporate Services Manager	Noted.	
18/04/2016	99/16	Funding Contribution Request Rhythm X Supercross Event	That Council contribute \$10,000 toward the 2016 Rhythm X Supercross event at Symmons Plains, and a further \$5,000 in year 2 and \$5,000 year 3.	Corporate Services Manager	Noted.	
16/11/2015	322/15	Recommendations Of Sub Committees - Nile Catchment and Landcare Group Inc.	That Council note and investigate the following recommendations of the Nile Catchment and Landcare Group Inc. - That Council investigate the possibility of extending the wheelie bin service from Winburn (where it currently ends), along the Deddington Road to Deddington, then back to the Nile Road via Bryants Lane.	Corporate Services Manager		
18/04/2016	110/16	Concerns With Hawthorn Hedge & Infrastructure: Falls Park Evandale	That Council A) programmes the removal and replacement of the hedge and footpath to ensure the ongoing risk to the pedestrians is addressed in a timely and cost effective manner And B) refurbishes the steel entrance gates and replaces the brick entrance as per David Denman's plan.	Works & Infrastructure Manager	Report to Council.	
19/10/2015	287/15	Confirmation Of Minutes - Campbell Town District Forum	That Council note and investigate the following recommendation of the Campbell Town District Forum: 1. That the signs for the museum are re-hung so they are more visible for passing cars.	Works & Infrastructure Manager	Seeking advice from Mr Denman.	
18/04/2016	95/16	Confirmation of Minutes - Recommendations Of Sub Committees - Ross Local District Committee	That Council note the following recommendation/s of the Ross Local District Committee: That the Ross Public Toilet be retained outside the Town Hall due to the flow of buses.	Works & Infrastructure Manager	To be considered in conjunction with Ross Town Square Master Plan.	
18/04/2016	95/16	Confirmation of Minutes - Recommendations Of Sub Committees - Ross Local District Committee	That Council note and investigate the following recommendation/s of the Cressy Local District Committee: 1. That Council relocate the Longford Village Green play equipment to the Cressy Trout Park when the Longford playground is upgraded. ...	Works & Infrastructure Manager	Playground equipment to be relocated to Avoca. Alternate equipment to be considered.	
20/04/2015	102/15	Priority Project: Sealing of Nile Road	That Council authorises the preparation of an economic appraisal of road infrastructure investment for the sealing of the Nile Road, up to a maximum of \$10,000.	Works & Infrastructure Manager	Final report awaited.	

MINUTES – ORDINARY MEETING

16 MAY 2016



LONG TERM ACTIONS

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
20/04/2015	105/15	Northern Midlands Towns Entrance Statements	That Council authorises officers to investigate the cost to design and implement entrance statements for: a) Avoca; b) Campbell Town; c) Cressy; d) Evandale; e) Longford; f) Perth; g) Ross; and list within the draft 2015/2016 budget for consideration	Governance & Community Dev Officer	State Growth approved. Seeking quotes for cost of Cressy sign.	
18/01/2016	23/16	Tree Removal – Macquarie Road	Council accepts the information in the report and endorses the Statement of Reasons attached. (include damage caused to motor vehicles).	Governance & Community Dev Officer	Notice served. Matter progressing.	
18/05/2015	125/15	Glenorchy City Council Re: Council Reform	That Council defer any action on this request from Glenorchy City Council awaiting the outcome of current benchmarking project with neighbouring councils.	General Manager	Benchmarking project to be finalised.	
16/03/2015	63/15	Longford Horse Association	Approves expenditure of a maximum of \$2,000 from the Economic Development Committee budget to fund a consultant to review the proposed Longford Horse Trail to identify opportunities and restraints; and report back to Council.	General Manager	To be addressed as part of the Longford CBD Urban Design Plan.	
15/10/2012	262/12 (3)	Sub Committee Recommendations - Cressy Local District Committee	That funding be sought for the establishment of a cycle way between Cressy and Longford or other areas that may be appropriate	General Manager	Awaiting suitable grant funding program.	Review 6 Monthly
16/09/2013	226/13 (3)	Recommendations of Sub Committees - Natural Resource Management Committee	That Council investigate the feasibility of a trial of cat management activities in a local community in the Municipality with a view to test the effectiveness of cat control in reducing populations of feral and unrestrained cats. It is suggested that the investigation consider approaches used in the Bellingham area as a model for use in NMC.	NRM Officer / Planning & Development Manager	Report to Council.	
16/03/2015	60/15	Confirmation Of Minutes - Recommendations Of Sub Committees - Ross Local District Committee	note and investigate the following recommendations of the Ross Local District Committee: The Ross Local District Committee request the Northern Midlands Council to have all cats registered.	Planning & Development Manager	Report to Council.	
15/09/2014	220/14	Confirmation of Minutes	That Council create an inventory of goods and chattels owned by Council.	Corporate Services Manager	Ongoing. Godfrey Rivers paintings restored.	30-Jun-16

Matters that are grey shaded have been finalised and will be deleted from this schedule

16 KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS

Activities from the 1 to 30 April 2016

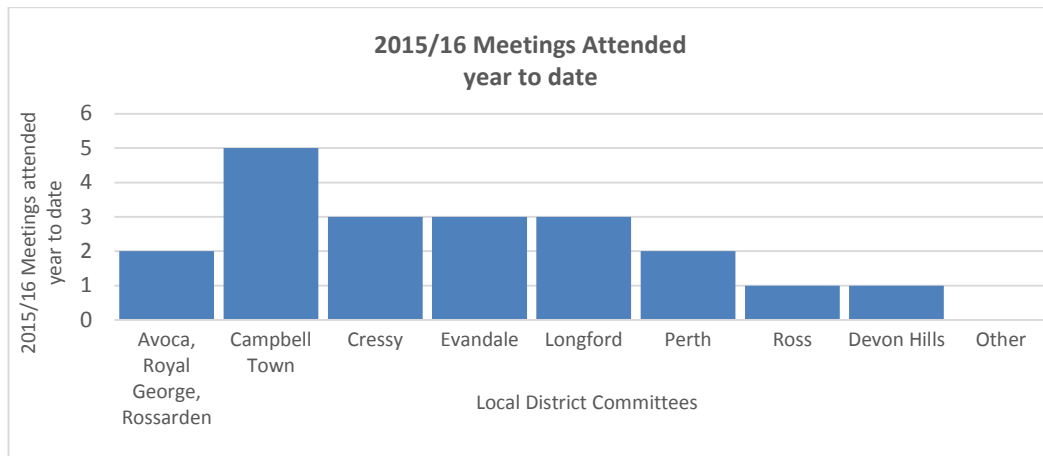
1. GOVERNANCE UNIT –GENERAL MANAGER

Governance – Meetings/Conferences

- Council meetings:
 - Ordinary meeting 18 April
- Council Workshop:
 - 4 April
- Community meetings:
 - Nil

MINUTES – ORDINARY MEETING

16 MAY 2016



- Executive Management Team:
 - 20 April
 - 27 April
- Staff Meeting
 - 7 April
 - 19 April
- Other Meetings:
 - Met with Dee Alty and Jo Iezzi re market in Longford
 - Met with Solicitor re Launceston Airport
 - Met with Pamela Crawford of Vision Super (LG Industry Fund)
 - Met to discuss West Perth Subdivision
 - Met with Ashley Brook, GHD
 - Site visits – Perth drainage solutions
 - Met with Longford business proprietors re Parklets
 - Telephone conference with Janelle Lucas from Legal Aid
 - Attended Mr Chellis' retirement function
 - Attended Ben Lomond Business Group Meeting
 - Attended NMC and NTD Economic Development Strategy Meeting
 - Met with Kevin Turner, RDA Tasmania, and Maree Tetlow, NTD, re NMC Economic Development Strategy and the Northern Regional Futures Plan
 - Together with Mayor Downie, met with Minister Groom
 - Met with Craig Perkins, RDA Tasmania, re Gas to TRANSLINK
 - Attended LGAT general meeting
 - Met with Longford Ratepayer
 - Attended meeting re West Perth Catchment
 - Telephone conference with SGS re Demand Analysis report
 - Met with Jesse Webster, NRM North
 - Met with Leon Lange re Longford Recreation Ground Master Plan and Longford CBD Strategy
 - Met with Longford Local District Committee Chair re Urban Design Strategy, Longford

b. General Business:

- Health & Safety and Risk Management Review
- NBN Rollout
- Sub Regional Alliance
- Legal issues, leases and agreement reviews
- Interim Planning Scheme issues
- Road Construction
- Engineering Services
- Drainage issues & TRANSLINK stormwater
- Road and Traffic issues

MINUTES – ORDINARY MEETING

16 MAY 2016



- Resource Sharing
- Animal Control
- Buildings
- Tourism
- NRM North
- Staff issues/Employment/Interviews
- Childcare issues
- Management Agreements and Committee Administration
- Office improvements
- Media releases and news items
- Grant application administration and support letters
- Local District Committee project support
- Event management
- Governance Audit
- General correspondence.

c. Tourism & Community Development Update

- Managing and progressing various strategic projects, strategies and master plans:
 - Campbell Town War Memorial Oval redevelopment – awaiting outcome of funding application to National Stronger Regions Fund (anticipated July 2016)
 - TRANSLink Precinct Renewal program – awaiting outcome of funding application to National Stronger Regions Fund (anticipated July 2016)
 - Longford CBD Urban Design Master Plan – appointment of successful tenderer
 - Honeysuckle Banks Master plan – compilation of community feedback
 - Perth Recreation Ground Master Plan
 - Campbell Town CBD Urban Design Master Plan – development of brief
 - Ross Town Square Master Plan – development of brief
 - Northern Midlands Health, Fitness & Sports Centre – development of master plan
 - Longford Play Space – planning application submitted and on public exhibition
 - Longford Recreation Ground Master Plan
 - Northern Midlands Economic Development Strategy
 - Northern Midlands Council Strategic Plan
 - Update of TRANSLink Prospectus
- Liaising with various organisations and community groups regarding holding events within the Northern Midlands
- Heritage Highway Tourism Region Association
 - Assisting with website upgrade, marketing activities, itineraries, newsletter and social media campaigns
 - Updating event directory
 - Assisting with organisation of Voices from the Graves performance on 14 May 2016 at Christ Church, Longford
 - Participation in working group to develop convict themed self-guided tours of the Heritage Highway region
- Northern Midlands Business Association
 - Coordinating Northern Midlands Visitor & Information Centre
 - Assistance with application for Powranna Truck Wash facility funding – awaiting outcome of National Stronger Regions Fund (anticipated July 2016)
 - Assistance with transition to new structural arrangements
- Providing support and information for all Northern Midlands Visitor Centres and provision of information to Regional Tourism Organisations and tourism operators
- Tourism Infrastructure Audit - Northern Tasmania Review
- Development of Council pages in the Country Courier newspaper
- Development of weekly advert in Your Region of the Examiner newspaper
- Updating Council's online business directory

MINUTES – ORDINARY MEETING

16 MAY 2016



- Review of Community Development and Tourism pages on Northern Midlands Council website, updating website with news items and events
- Coordinating Northern Midlands Council participation in Blood25 Challenge
- Emergency Management
 - Updating Council's Social Recovery Plan
 - Attending Emergency Management meetings
- Coordinating Council's Further Education Bursary Program
- Participating in the quarterly Northern Midlands Health Service Providers Forums
- Member of the Northern Region Sport and Recreation Committee
- Progression of the Village Well Activation Plan with activation groups
- Participating in compilation of sport and recreation inventory (State Government initiative)
- Participation in Northern Midlands Business Partnership Group

c. Other Activities:

- Citizenships
- Agenda
- Councillor requests, meetings, speeches, emails & phone enquiries
- Project support
- Newsletters
- Staff

2. CORPORATE SERVICES BUSINESS UNIT

a. Customer Service

- Member of the National Local Government Customer Service Network.
- Service Tasmania contract for services in Campbell Town.
- Policy reviews.

b. Finance

- Rates and dog licence issue & collection, valuation maintenance and adjustments, supplementary valuations, street numbering, electronic receipting & direct debit systems, interest and penalty.
- Pension rebates claims and maintenance, classification for two rebate maximums, verification of data.
- Sundry Debtors, and aging account review.
- Creditor payments and enquiries.
- Payroll, ETP calculations, payroll tax, child support, maternity leave, PAYG & annual summaries, superannuation, salary sacrifice, Workplace Legislation changes, EB provisions, salary reviews, staff training, leave accrual adjustments, leave loading calculations, Councillor allowances and expenses, Workers Compensation claims and payments, Award adjustments, sundry HR and policy issues.
- Property sales for unpaid rates, Debt Collection services, and Debt summons/warrants.
- Budget adjustments, End of Year Financials, KPI return, Asset Management, Fleet Hire, Long Term Financial Planning, Audit and Annual Report.
- Grants Commission information, sundry grant reporting and auditing. Committee financial management support and auditing.
- Property ownership, licences and leases, property committee, aged care unit tenancy, unclaimed monies register, Public Land Register, and sports centre management support.
- Records Management, archives, website and facebook, town and local committee web pages, new resident's information, council information policies and procedures.
- Banking & Investments, Direct Debit, Ezidebit, BPay Billing etc. and setup alterations.
- Rate System issues, 2015/16 Rating and Budget issues, General Finance, ABS Data Collection, and Grant Funding issues, Tax issues including GST PAYG FBT Fuel & Land Tax, and Northern Finance committee.
- Cemetery management, onsite map display and website databases.
- Roads to Recovery work schedules, mapping, Annual Report and quarterly reports.
- Childcare financial reporting, audit, budgets & fee schedule reconciliations. Service support and account issues.
- General accounting, customer service, feedback survey, correspondence and reports.

MINUTES – ORDINARY MEETING

16 MAY 2016



- Audit & Audit committee procedures, processes and support.
- Emergency Management meetings, EM Plan reviews, Emergency Risk Register, Strategic Fire Plan meetings, Emergency desktop exercise and general administration issues including new Devon Hills Community Fire Plan Development.
- Waste Transfer Station Management issues, Kerbside waste collection contract issues and special clean-up service.
- General Office support and attendance of meetings, reports, emails & phone enquiries.
- Works & Infrastructure support.
- Tooms Lake & Lake Leake ownership transfers, caretaker support, licence fee review issues, and contract issues.
- Street lighting contract & aurora pole reporting and maintenance.
- Community events and Special Projects support.
- Risk Management, safety management and reporting, drug & alcohol policy administration, and contractor and volunteer management.
- Light Fleet Management.

c. Insurance

- Insurance renewals and policy maintenance.
- Risk Register review and audits.
- Nil open Workers Compensation claims.
- 1 Windscreen Claim.

d. Information Technology

- Server and desktop maintenance.
- Minor upgrades of other IT equipment.
- Open Office Software upgrades and enhancement requests.
- GIS maintenance and training.
- IT Independent Audit, Disaster Recovery & IT backup maintenance.
- Council Web Site, Town and Local District Committee site maintenance, NMBA website and HH App maintenance.
- Infonet system maintenance.
- ApproveTas maintenance.
- Cemetery database maintenance.
- Installation of new Office telephone system & Mobile phone plan review.
- Sundry database creation and maintenance.
- Mobile device applications implementation, and remote access logins.
- Building security systems maintenance.
- Microsoft software maintenance.
- Maintain photocopiers and printers.
- Advanced IT security implementation.
- WiFi network and hotspots.
- Fleet tracking.
- ECM Upgrade implementation & training.

3. PLANNING & DEVELOPMENT UNIT

a. Policy

- Continuing participation in NTD regional planning committee.
- Ongoing review of current policies.
- Ongoing review of work programs and standard operating procedures.
- Regular planning and building assessment unit meetings.
- Participation in the Economic Development Committee.
- Pursue development of tyre recycling facility.
- Participation in Launceston Gateway Project – Demand Analysis.

MINUTES – ORDINARY MEETING

16 MAY 2016



- Pursue preparation of Land Use and Development Strategy.
- Perth Strategy Plan

b. Health

- Ongoing issues requiring water samples etc.
- Liaise with Department of Health re. Royal George water quality issues.
- Liaise with Department of Health re. Avoca water quality issues.
- Ongoing testing of recreational water quality – pools and river swimming holes.
- Continue to support and administer the Immunisations programme.
- Licensing and inspection of food premises.
- Place of Assembly licence inspections and renewals is ongoing.
- Review of procedures for continuous improvement is ongoing.
- Ongoing review of potential asbestos issues (recent fire at Rossarden).
- Response and investigation of complaints – e.g. noise and odour.

c. Building.

- Follow up of illegal works continuing.
- Assistant Building Surveyors attending ongoing professional development training seminars.
- Plumbing inspections and assessment are ongoing.
- Review of procedures for continuous improvement is ongoing.
- Amended Plumbing and Building regulations to be assimilated into ongoing practices.

d. NRM

- Participation with the Mill Dam Committee.
- Operation of NRM Committee of Council.
- National rainwater and grey water initiative of the Australian Government – opportunities to be investigated.
- Environmental Management Plan – review of implementation programme.
- Review of relevant development proposals is ongoing.
- Weed management and action plan implementation.
- Follow up and monitoring of reported weed infestations
- Regular articles in local newspapers.
- Coordination of Mill Dam bank stabilisation project.
- Maintenance of Mill Dam plantings.
- Facilitation of various Green Army projects.

e. Compliance

- Permit conditions – Structured review of compliance with planning permit conditions – ongoing.
- Building audit - ongoing.
- Service of Building and Planning Notices.
- Prosecution for illegal buildings and works ongoing as required.
- Signage.
- Election signage.
- Follow up dog registrations and compliance with kennel and dangerous dog restrictions.
- Regular inspection visits to Mill Dam.
- Campaign re picking up after dogs.
- Active review of dogs not previously registered.
- Promote consistent processes across region.
- Fire Abatement inspections and notices.
- Overhanging tree inspections - Implementation of Policy.
- Overnight camping site in Campbell Town.

f. Planning

- Participation in the TRANSlink working group.
- Consideration of TRANSlink rail hub development concept.

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- Participation in Regional Planning Scheme issues.
- Consideration of Planning Directives.
- Consideration of proposed planning legislative amendments.
- Ongoing review of procedures and physical office environment.
- Brief for Heritage Streetscape project.
- Participation in Perth Structure Plan project.
- NMC Land Use Strategy.
- Active response to enquiries and development opportunities.
- Amendments to interim scheme.
- Assessment of development proposals.

g. Animal Control

- Continued follow up of dog registrations.
- Follow up of kennel licences
- After hours call outs for dog at large etc.
- Review of procedures.
- Dog attacks.
- Dangerous Dog declarations.
- Cat management.
- Service of related notices and infringements.
- Court attendance.

4. WORKS & INFRASTRUCTURE UNIT

In conjunction with INFO 5 – Works & Infrastructure Report.

a. Asset Management

- New asset information collection and verifications– ongoing.
- Programmed inspections of flood levee and associated infrastructure – ongoing.

b. Traffic Management

- Liaising with Department of State Growth to resolve traffic issues within municipality.
- Traffic counts on roads throughout the municipality – ongoing.

c. Development Work

- McShane subdivision, stage 2, (Seccombe Street, Perth) has reached practical completion.
- 4 Lot Pegasus subdivision Ross at practical completion.
- Stage 2 of Hollejett subdivision (3 lots) in Edward Street, Perth has reached practical completion.
- 3 lot Gadsby subdivision in Cromwell Street, Perth has reached practical completion.
- 5 lot Chugg subdivision in Malcombe Street, Longford has reached practical completion.
- 13 lot Shervan subdivision between Norfolk Street and Drummond Crescent, Perth has reached practical completion.
- Stage 2 of the Kerr/Bean/Shervan subdivision, Mulgrave and Seccombe Street, Perth has reached practical completion.
- 9 Lot Shervan Subdivision in Fairtlough Street, Perth has reached practical completion.

d. Waste Management

- Input into regional waste management discussions – ongoing.

e. Tenders and Contracts

- Work on Westmoor Bridge, Powranna Road – approaching completion.

f. Flood levee

- Programmed monthly/ bi-monthly inspections of flood levee carried out by Works and Infrastructure staff.

g. Engineering

- Input into Northern Regional Infrastructure group – ongoing.
- Hydraulic modelling of stormwater system in Western Junction Industrial Area – ongoing.

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- Development of stormwater plans for all towns as required by the *Urban Drainage Act 2013* – ongoing.

h. Capital works

- Logan Road, new stormwater main – complete.

17 RESOURCE SHARING SUMMARY FROM 01 JULY 2015

Attachments: Section 1 – Page 40

Prepared by: Martin Maddox, Accountant/Executive Officer

Resource sharing summary for the period 1 July to 30 June 2016 was circulated in the Attachments.

18 VANDALISM

Prepared by: Jonathan Galbraith; Engineering Officer

Incident	Location	Estimated Cost of Damages		
		April 2016	Jan – Apr 2016	April 2015
Graffiti and general damage to toilets	Valentines Park	\$ 700		
Light bulbs stolen	Perth Train Park	\$ 100		
Graffiti in toilets	Victoria Square, Longford	\$ 300		
"Lone Pine" stolen	Longford Cenotaph	\$ 1,000		
TOTAL COST VANDALISM		\$ 2,100	\$ 5,670	\$ 1,000

19 YOUTH PROGRAMME UPDATE: APRIL 2016

Prepared by: Lorraine Green, Economic and Community Development Manager

Youth Activity Programs

Council has contracted the Longford and Launceston PCYCs to continue to provide youth programs weekly across the second school year term. The Longford and Perth programs assist high school-aged students to learn life and interpersonal skills through physical activity-based programs.

The Perth Youth Program on Thursday late afternoons had four sessions in April, with an average of 6 participants at each session. A targeted promotion of this youth program is underway to attract further participants.

The Longford Friday evening Youth Program at the Sports Centre had 52 participants across the five April sessions: averaging 11 participants at each session.

The Evandale afterschool program for primary-aged students involves students in physical activity that encourages the learning and practise of appropriate social and interpersonal skills. There were two sessions in April; averaging 15 participants at each session.

Youth Mentoring Program

Council contracted National Joblink (NJL) to provide fortnightly mentoring sessions at Campbell Town and Cressy District High Schools for students referred by school staff for assistance with primarily managing behavioural and socialisation issues. These sessions commenced early in Term One and are continuing in Term Two.

At Cressy District High School, the NJL mentor is working with grade 7 and 8 students, and at Campbell Town District High School he is working with students from grades 7-12.

20 LEGISLATIVE COMPLIANCE AUDIT

Prepared by: Amanda Mason, Governance and Community Development Officer

In February 2016 Council was requested by the Tasmanian Audit Office to complete a questionnaire regarding Council's legislative compliance.

The areas of compliance covered in the survey were:

- *Dog Control Act 2000 (No. 102 of 2000) Section(s) 7.(1)*

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- *Local Government (Management Indicators) Order 2014 (S.R. 2014, No. 36) Section(s) 5.(a)-(c)*
- *Building Act 2000 (No. 100 of 2000) Section(s) 18*
- *Local Government Act 1993 (No. 95 of 1993) Section(s) 155*

Council was required to complete a survey and provide supporting evidence as to Council's compliance with the sections of the legislation identified.

The completed survey was submitted to the Tasmanian Audit Office in early March with the results being provided by the Tasmanian Audit Office in mid April.

The Northern Midlands Council was found to be compliant in the four areas identified in the survey and also satisfied the criteria of having in place systems of ongoing compliance.

Council officers have also been working on an internal legislative audit and hope to have a report to Council on the same by the June Council meeting.

21 LOCAL GOVERNMENT ACT 1993 – AMENDMENT

Attachments: Section 1 – Page 41

Prepared by: Amanda Mason, Governance and Community Development Officer

Recently there have been a number of amendments to the *Local Government Act 1993*. The amended Act commenced on 13 April 2016.

Attached to this report is an Information Sheet detailing the amendments and these have been summarised briefly below:

- **Elected Member Code of Conduct**
A new framework for the Local Government Code of Conduct has been prescribed in Part 3, Division 3A of the Act, including a Model Code of Conduct for adoption by Councils.
- **Annual report**
Council is now report the number of code of conduct complaints that were upheld by the Code of Conduct Panel in its annual report.
- **Impounded animals**
Section 195 of the Act has been amended so that Council is only required to publish notice in one newspaper, the notice is to contain the particulars specified in the prescribed Notice of Impounding. This has resulted in slight changes to sections 196 and 197 of the Act.
- **Power to dismiss complaints**
The Director of Local Government has overt power to dismiss a complaint received under the Act on the basis that the complaint is frivolous or vexatious.
- **Disclosure of Information**
A specific dispute resolution process is now provided regarding the relevance of documents relating to an agenda item of a Council meeting.
- **Eligibility criteria for nominating as a councillor in Tasmania**
The Act has been amended to restrict the eligibility criteria for nominating as a Councillor to persons who have their principal place of residence in Tasmania.

Attachment:

Commencement of Local Government Amendment (Code of Conduct) Act 2015 – Information Sheet

22 TAS COUNCILS BLOOD CHALLENGE: 1 APRIL – 30 JUNE 2016

Responsible Officer: Amanda Mason, Governance and Community Development Officer

Prepared by: Kylie Berwick, Project Coordinator

Northern Midlands Council staff have come together to set a good example for the wider community by participating in the Tasmania Councils Red25 Blood Challenge. A group of donors have made arrangements to visit the Launceston Blood Centre on Wednesday, 17 May to contribute to this worthy cause.

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The challenge, being run from 1 April to 30 June, is a good reminder of the importance of blood donation and the difference you can make to someone's life. Just one donation can contribute to making up to 22 different products.

Any employee of Council can participate by donating and advising the Centre that you're from NMC. A tally of donations will be kept throughout the duration and provided to all staff at the end of the challenge.

Currently, only 1 in 30 Australians gives blood, but 1 in 3 Australians will need blood in their lifetime. A single blood donation, when separated into its components, can help at least 3 different patients.

For more information, call 13 14 95 or visit www.donateblood.com.au

23 NATURAL RESOURCE MANAGEMENT

Prepared by: Monique Case, NRM Facilitator

Mill Dam Action Group:

Following concern raised by Councillors at the April meeting, a meeting of the Action Group was called for Monday 9th May 2016. At the time of writing, the agenda was expected to concentrate upon:

- an update of the TEER Riverbank Erosion 2015 Grants; and
- consideration of the Group's status as a Committee of Council.

Green Army Team 1 – Heritage:

The Green Army Heritage team have commenced induction on 2nd May. TAFE training is to be conducted through the Week of the 9th – 13th; with boots on ground at Woolmers Estate Monday 16th May.

Health Horse and Land Expo:

On Saturday 9th of April the NRM Facilitator Monique Case assisted NRM North and South colleagues to host the 3rd biennial Healthy Horses and Land Expo at Campbell Town Showgrounds. The expo focuses on animal health and sustainable horse and, property management. The idea behind the event is to help reach interested smallholders, or people with larger properties to share and update knowledge and information on land and horse management options for equine land managers.

The single stream format featured key presenter Marriette van den Berg, along with other specialist presenters, covering topics providing practical advice on property design and management for healthy horses and land sustainability. Demonstrations and trade stalls also covered topics including: shelter plants, hoof care, laminitis, biomechanics, healthy soils and pastures, biosecurity and emergency planning, horse bodywork, horse supplements and slow feeding.

24 PERTH STRUCTURE PLAN

Prepared by: Paul Godier, Senior Planner

GHD sought input from local residents and landowners to assist in informing the preparation of the Structure Plan.

A survey was available at: <https://www.surveymonkey.com/r/PerthStructurePlan> from Tuesday 5th April until close of business Wednesday 20th April.

The survey was advertised:

- In the Northern Midlands section of the Examiner on Tuesday 5th April.
- In the public notices of the Examiner on Wednesday 6th April and 13th April.
- On Council's Website.
- On Council's Facebook page.
- By leaflets delivered to all Perth, Devon Hills and Range Road residents.
- By mail to non-resident Perth, Devon Hills and Range Road landowners.

158 responses were received. As of 8 April there had been 108 responses.

GHD will use the responses to assist in preparing a draft structure plan which will be put out for public comment, and brought before Council.

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25 VILLAGE WELL ACTIVATION PLAN PROGRESS

Prepared by Amanda Mason – Governance & Community Development Officer

Council Officers have been progressing the activation plan from the Village Well report by meeting with the three activation teams. Several ideas and projects have been suggested and are being investigated.

One suggestion has been the installation of fairy lights in the *pyrus capital* (ornamental pears) on Wellington Street, Longford. This project will create a beautifully lit avenue as motorists pass through the town in the evening.

DECISION

Cr Lambert/Cr Knowles

That the Information items be received.

Carried unanimously

Mr Godier joined the meeting at 5:17pm.

126/16 POLICY: CODE OF CONDUCT FOR ELECTED MEMBERS

Attachments: Section 1 – Page 44

File: 44/001/001
Responsible Officer: Des Jennings, General Manager
Report prepared by: Amanda Mason, Governance & Community Development Officer

1 PURPOSE OF REPORT

The purpose of this report is for Council to adopt the Model Code of Conduct for Tasmanian Councillors.

2 INTRODUCTION/BACKGROUND

Part 3, Division 3A of the *Local Government Act 1993* relates to Code of Conduct, Complaints and Complaint Resolution.

Historically, Council was required, pursuant to section 28E of the *Local Government Act 1993* to adopt a Code of Conduct. Recent amendments to the *Local Government Act 1993* have resulted in the development of a Model Code of Conduct prescribed in Schedule 1 of the *Local Government (Model Code of Conduct) Order 2016*.

Pursuant to section 28T of the *Local Government Act 1993* Council must adopt the Model Code of Conduct within three months of the Code being made by Ministerial order. The Model Code of Conduct came into force on 13 April 2016, therefore, Council has until 12 July 2016 to adopt the Code.

If Council wishes to vary the Model Code of Conduct it must do so by application in writing to the Minister. Any variations must be approved by the Minister responsible for Local Government.

The Director of Local Government has also released a supplementary document, recommended for Council use as an accompaniment to the Model Code of Conduct. That document is attached to this report and has been included as part of the overall policy.

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3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “*Volume 1 – Mapping Our Direction*” goals have relevance to this issue:

- Part 1A:
Section 1.1 – Governance
Section 1.6 – Risk Management

4 POLICY IMPLICATIONS

It is a statutory requirement that Council adopt the Model Code of Conduct, and the Code be reviewed within three months after each ordinary election.

5 STATUTORY REQUIREMENTS

5.1 *Local Government Act 1993*

Part 3, Division 3A

6 FINANCIAL IMPLICATIONS

N/A

7 RISK ISSUES

Failure to adopt the Model Code of Conduct, either with or without variations as approved by the Minister will result in a breach of section 28T(1) of the *Local Government Act 1993*.

8 CONSULTATION WITH STATE GOVERNMENT

The State Government developed the Model Code of Conduct.

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

There are two options for Council to consider:

- 1) Adopt the Model Code of Conduct as prescribed by the Minister for Local Government; or
- 2) Make application to the Minister for Local Government to vary the Model Code of Conduct.

11 OFFICER’S COMMENTS/CONCLUSION

The intention of the Model Code of Conduct is substantially the same as Council’s existing Code of Conduct for Elected Members.

12 ATTACHMENTS

- 12.1 Local Government Code of Conduct – Model Code of Conduct – Information Sheet – April 2016
- 12.2 Draft Elected Member Code of Conduct
- 12.3 Council’s existing Code of Conduct for Elected Members

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12.4 Recommended content to accompany Model Code of Conduct.

RECOMMENDATION 1

That Council revoke its existing Code of Conduct for Elected Members and adopt the Elected Member Code of Conduct incorporating the Model Code of Conduct as identified in attachment 12.2 of this report.

DECISION

Cr Calvert/Cr Goninon

That Council revoke its existing Code of Conduct for Elected Members and adopt the Elected Member Code of Conduct incorporating the Model Code of Conduct as identified in attachment 12.2 of this report.

Carried unanimously

127/16 FUNDING CONTRIBUTION REQUEST WOOLMERS BICENTENNIAL 2017

Attachments: Section 1 – Page 71

Responsible Officer: Des Jennings – General Manager

Report prepared by: Amanda Mason – Governance & Community Development Officer

1 PURPOSE OF REPORT

The purpose of this report is to seek a decision from Council to a funding request from Woolmers Foundation Inc. for Council to contribute to marketing costs and to provide in kind support for the Woolmers Bicentennial in 2017.

2 INTRODUCTION/BACKGROUND

Council's Governance & Community Development Officer met with representatives of the Woolmers Board on 18 November 2015, where the plans for the Woolmers Bicentennial celebration were raised and preliminary support was sought. At that time it was recommended that Woolmer Foundation Inc. formally approach Council for support in early 2016 to enable consideration by Council in its budget process.

Mayor Downie received a letter on 4 April 2016, with a proposal for Council to support the Woolmers Bicentennial events (copy of letter and proposal attached to this report).

The proposal identifies the following contribution being sought from Council:

- A \$5,000 cash grant from Council for promotion and publicity of the bicentennial events and the Northern Midlands region; and
- \$5,000 of in kind support from Council in the form of:
 - Use of Council properties and buildings for conferences and meetings (for example, Longford Town Hall)
 - Use of Council works staff for assistance with event preparations (for example, assistance with grounds preparations at Woolmers, or staff to implement traffic management)
 - Use of Council equipment (for example, road signage and furniture)
 - Publicity in Council publications (for example, Council's website, Facebook page, Your Region and Country Courier).

In response to the sponsorship Woolmers Foundation Inc. are offering the following benefits to Council:

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- Sponsor banners at various major events
- VIP opening of the new Visitor Centre
- Invitations to special events
- Council Logos in all agreed publications
- Invitations to all events during the Bicentennial Year
- Website presence (logos, link to Council's website)
- Promotion of the region on behalf of Council in publications
- Referrals between Woolmers and other Northern Midlands attractions
- Special entry charges or services for Council's use of the Woolmers services and facilities.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following "*Volume 1 – Mapping Our Direction*" goals have relevance to this issue:

- Part 2 – Economic Development

4 POLICY IMPLICATIONS

Council has in place policy guidelines for providing assistance to special events. A copy of the Festivals, Events & Promotions Policy is attached to this report.

Pursuant to the policy the maximum allocation for an event is \$1,650 (incl. GST). Council offers a one off seed funding amount of \$3,300 (incl. GST) for new events that will be ongoing. It is noted that as this is a bicentenary celebration it will not be an ongoing annual event, therefore is not eligible for the \$3,300 seed funding.

Council has on occasion decided to contribute additional funding to events which are considered to have a strong benefit to the Northern Midlands community.

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

Woolmers Foundation Inc. are seeking \$5,000 cash from Council, in addition to \$5,000 in kind support.

It is noted that presently, Council donates on an annual basis \$1,650 (incl. GST) to the Woolmers Festival of Roses which will formulate part of the 2017 event celebration.

7 RISK ISSUES

Below are some issues that have been identified in respect to this proposal that may result in undue risk:

- A business plan has not been presented for the event, thus it is unclear how funding sought will be allocated / distributed across the year long program;
- By offering funding to events outside the scope of Council's Event Funding guidelines an expectation may be established for other events. The purpose of Council introducing its event funding policy to address this issue.

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8 CONSULTATION WITH STATE AND LOCAL GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

Council is to consider whether it contributes to the Woolmers Bicentenary as requested, or not.

11 OFFICER'S COMMENTS/CONCLUSION

Presented with the proposal from Woolmers Foundation Inc was a confidential proposed programme for the events to be held throughout the year long celebration. At this stage there is minimal information provided on how each of these events will work and progress. It is noted that some of these events are self funded, therefore not being put on by Woolmers Foundation Inc. and assumed, not involving a cost to Woolmers. Further to that, it is noted in the draft schedule that a lot of the events are identified as "possible" only. The concern resulting from the above, is that Council may agree now to contribute financially to support a schedule that does not eventuate.

An alternative proposal for Woolmers Foundation Inc. to consider would be to identify one or two specific events from the annual programme, that most accurately meet Council's criteria for special event funding, and submit applications for support for these specific events alone, rather than seeking overall support from Council for the entire event.

12 ATTACHMENTS

12.1 Letter from Woolmers Foundation Inc. encl. proposal

12.2 Festivals, Events & Promotions Policy

RECOMMENDATION 1

That the matter be discussed by Council.

RECOMMENDATION 2

That Council

- a) Support event funding in principle for the Woolmers Bicentennial celebrations, and
- b) recommend to Woolmers Foundation Inc. that they submit applications for financial assistance through Council's special event funding program for one or more specific events on the annual programme.

DECISION

Cr Polley/Deputy Mayor Goss

That the matter be discussed by Council.

Carried unanimously

Cr Polley/Cr Knowles

That Council

- a) Support event funding in principle for the Woolmers Bicentennial celebrations, and

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- b) Contribute \$3,300 toward the bicentennial event in 2017 upon receipt of confirmation the event is progressing.

AMENDMENT

Cr Adams/Cr Goninon

That Council

- a) Support event funding in principle for the Woolmers Bicentennial celebrations, and
b) recommend to Woolmers Foundation Inc. that they submit applications for financial assistance through Council's special event funding program for one or more specific events on the annual programme.

Carried

Voting for the motion:

Cr Calvert, Cr Gordon, Cr Lambert, Deputy Mayor Goss, Cr Knowles, Cr Adams, Cr Goninon, Mayor Downie

Voting against the motion:

Councillor Polley

The Amendment became the motion and
was put and
Carried

128/16 LOCAL GOVERNMENT ACT REVIEW

Attachments: Section 1 – Page 89

Responsible Officer: Des Jennings, General Manager

Report prepared by: Amanda Mason, Governance & Community Development Officer

1 PURPOSE OF REPORT

The purpose of this report is to advise Council of the release of the Tasmanian Government's Targeted review of the Local Government Act discussion paper. Opportunity to provide feedback on the discussion paper is available until Friday, 10 June 2016.

2 INTRODUCTION/BACKGROUND

The Tasmanian Government has identified a need to improve the efficiency and effectiveness of local government in Tasmania. Part of this reform has been an invitation from the Minister for Planning & Local Government the Hon. Peter Gutwein, MP to Council's to participate in discussions regarding resource sharing and amalgamation. The Northern Midlands Council has accepted this ... and is working at developing a resource sharing model with neighbouring councils.

In addition to the above the Tasmanian Government is looking at the *Local Government Act* 1993 and how this governing legislation can be updated to reflect the changing needs of council's and the community.

The Minister has identified the following objectives of the review of the Act:

- Improve governance in local government and make the Act less prescriptive where possible;
- Clarify certain functions and powers of statutory bodies, councillors and general managers within the Act; and

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- Ensure fair and transparent local government elections.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “Volume 1 – Mapping Our Direction” goals have relevance to this issue:

- 1.1 - Governance

4 POLICY IMPLICATIONS

Council is being provided the opportunity to comment on changes to the governing legislation for the organisation.

5 STATUTORY REQUIREMENTS

There is no legislative requirement to provide feedback on the discussion paper, however, participation will contribute to changes that will ultimately be made to Council’s primary governing legislation.

6 FINANCIAL IMPLICATIONS

There are no financial implications for providing feedback on the discussion paper.

7 RISK ISSUES

If Council does not participate in the opportunity to provide feedback it will miss the opportunity to make suggested changes to the *Local Government Act 1993* that it considers necessary.

8 CONSULTATION WITH STATE GOVERNMENT

This is a consultative process between the State and Local Government.

9 COMMUNITY CONSULTATION

Members of the community also have the opportunity to provide feedback on the discussion paper by way of completion of the survey.

10 OPTIONS FOR COUNCIL TO CONSIDER

The discussion paper suggests ideas for possible change and provides a survey of questions for completion to contribute to those suggestions.

11 OFFICER’S COMMENTS/CONCLUSION

The discussion paper clearly identifies specific areas of the Local Government Act, how those areas of the Act compare with interstate equivalent Acts, and suggested opportunities for change. There is also a questionnaire attached to the discussion paper asking for additional suggestions on how improvements could be made.

It is an important opportunity to comment on the Local Government Act and provide feedback on the discussion paper. Accordingly, Council may wish to discuss the paper more fully at a Workshop.

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12 ATTACHMENTS

12.1 Targeted review of the Local Government Act – discussion paper for consultation

RECOMMENDATION 1

That Council discuss the matter.

RECOMMENDATION 2

That

i) the discussion paper be considered at Council's next workshop.

OR

ii) Council supports the opportunities for change as identified in the discussion paper, with particular reference to ...

DECISION

Cr Adams/Cr Knowles

That Council discuss the matter.

Carried unanimously

Cr Adams/Cr Lambert

That the discussion paper be considered at Council's next workshop.

Carried unanimously

129/16 UTAS TRANSFORMATION PROJECT FOR NORTHERN TASMANIA

Attachments: Section 1 – Page 132

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

1 PURPOSE OF REPORT

The purpose of the report is to seek support from Council for the UTAS Transformation Project and authorise Mayor Downie to sign a joint regional letter of support with other Mayors in the region.

Maree Tetlow, Executive Officer of Northern Tasmania Development, and a representative of UTAS will be attending the Workshop prior to the Council meeting to brief Council further on the matter.

2 INTRODUCTION / BACKGROUND

Northern Tasmania Development has been approached to facilitate the support by the Northern Councils for the UTAS Transformation Project.

The proposal is to relocate the Newnham Campus to Inveresk.

As detailed within the documents provided and attached:

The University Transformation Project in the north would rebuild pathways for student entry, provide

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greater links to industry development and our regional competitive advantages. The proposed areas of campus specialisation such as food and agriculture, tourism, health, wood industries, and advanced manufacturing, will link to the job opportunities in the region. This project offers us the best chance of a once in a generation chance to lift the region.”

3 STRATEGIC PLAN

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “Volume 1 – Mapping Our Direction” goals have relevance to this issue:

- Part 1A: Governance
 - 1.1 Governance
 - 1.8 Regional/ State/ Federal/ International Relations
- Part 2: Economic Development
 - 2.1 Long Term Economic Development
 - 2.3 Business Support

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

No identified financial implications to Council.

7 RISK ISSUES

A number of risks are evident:

- It is understood the current campus is in need of immediate expenditure for significant maintenance and functional improvements, is this expenditure good use of funds when a new purpose built facility directly adjacent to the Launceston CBD would offer an abundance of hands-on learning opportunities, services, and social and leisure activities to complement academic pursuits.
- We continue to lag the State and nation in unemployment, investment and education. Without the Launceston University relocation and education transformation project, this would continue to be the case.
- Without the University Transformation Project, the north would continue to have diminished pathways for student entry, impacting upon industry development and our regional competitive advantage.
- We risk the loss of the best opportunity of a once in a generation chance to lift the region and increase the campus specialisation in the areas such as food and agriculture, tourism, health, wood industries and advanced manufacturing, directly linked to job opportunities in the region.
- Without a united front by local business and the regional councils, the Premier and local Federal Members will find it difficult to support a project that would be a significant boost for our region and the once in a generation chance to lift the region.

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8 CONSULTATION WITH THE STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

N/A

10 OPTIONS FOR COUNCIL TO CONSIDER

The options for Council to consider, include:

- i) To take no action.
- ii) To authorise Mayor Downie to sign the letter of support for the UTAS Transformation Project.

11 OFFICER'S COMMENTS / CONCLUSION

It is recommended that the Mayor be authorised to sign the support letters, that would assist to facilitate Federal Government Funding for the UTAS Transformation Project.

The success of such a campus will include, but not be limited to:

- A national / world class campus
- Attracting students, senior staff and academic leadership required to deliver the demands for higher education.
- Significant expansion of university programs with greater emphasis on agricultural and health qualifications.
- A campus that would be visible and integrated with the broader community making a positive contribution to the social and economic prosperity of our distinct communities.

12 ATTACHMENTS

- 12.1 Email from Maree Tetlow, Executive Officer, Northern Tasmania Development (NTD)
- 12.2 NTD letter addressed the Hon. Will Hodgman, Premier
- 12.3 NTD letter addressed to Mr Andrew Nikolic AM, CSC, MP
- 12.4 State Government and UTAS Paper – Education Driven Economic Revitalisation of Northern Tasmania

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council support the UTAS Transformation Project and the Mayor be authorised to sign the letter of support.

DECISION

Cr Polley/Cr Lambert

That the matter be discussed.

Carried unanimously

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Cr Polley/Cr Knowles

That Council support the UTAS Transformation Project and the Mayor be authorised to sign the letter of support.

Carried unanimously

130/16 FALLS PARK, EVANDALE: CONCERNS WITH HAWTHORN HEDGE & INFRASTRUCTURE

Attachments: Section 1 – Page 138

Responsible Officer: Wayne Chellis, Works & Infrastructure Manager

Report prepared by: Wayne Chellis; Works & Infrastructure Manager

1 PURPOSE OF REPORT

The purpose of this report is to present to Council an alternate option in order to address safety concerns relating to the hawthorn hedge at the frontage of Falls Park (Evandale Market facility) off Logan Road, Evandale.

2 INTRODUCTION/BACKGROUND

Council considered a report in relation to this matter at the 18 April 2016 Council Meeting, min. ref. 110/16, at which time the following was the decision of Council:

DECISION

Cr Gordon/Cr Goninon

That Council

- A) *programmes the removal and replacement of the hedge and footpath to ensure the ongoing risk to the pedestrians is addressed in a timely and cost effective manner as follows:*
- i) *removal of the hawthorn hedge and entwined mesh fence in January 2017 with plant operating from inside the Falls Park area (this will eliminate the need for costly, part road closure required when operating plant from the roadside);*
 - ii) *remove and replace the existing failed asphalt footpath with an exposed aggregate concrete footpath (to follow removal of the hedge). The new footpath to be constructed generally 500mm from the back of the existing kerb extending further out at the hydro poles. (Plant to operate from within Falls Park to eliminate the need for any required road closures);*
 - iii) *Council to rip the ground between and on the same alignment as the existing oak/ elm trees, add 200mm of good top soil, mound up above the tree roots and prepare for planting of the hedge. Employ James Boxhall a hawthorn hedge specialist to oversee the preparation of the site to be planted;*
 - iv) *install a 900mm to 1200mm lamb proof fence with steel droppers 3.5 metres from the back of the existing kerb; the fence to provide for low level security until such time as the hawthorn hedge is of sufficient height and volume for the removal of the fence to be undertaken (approximately 2 years);*
 - v) *engage James Boxhall to plant the new hawthorn hedge in February or March;*
 - vi) *relocate existing irrigation pipes to provide water to the new hawthorn hedge plants.*

and

- B) *refurbishes the steel entrance gates and replaces the brick entrance as per David Denman's plan.*

Carried

Voting for the motion:

Mayor Downie, Cr Calvert, Cr Goninon, Cr Gordon, Cr Lambert

Voting against the motion:

Cr Adams, Cr Goss, Cr Polley

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3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “*Volume 1 – Mapping Our Direction*” goals have relevance to this issue:

- 5.1 Transport Infrastructure Operations
Ensure that council’s roads, bridges, footpaths and related assets are planned, designed, developed, constructed and maintained to meet service, safety, and efficiency standards acceptable to the community.
- 5.3 Community Facilities
Provide reserves, public open spaces, recreational facilities, cemeteries, public buildings and other council amenities which are designed, developed and maintained to meet the needs of the Northern Midlands community

4 POLICY IMPLICATIONS

N/A

5 STATUTORY REQUIREMENTS

N/A

6 FINANCIAL IMPLICATIONS

If the hedge is maintained to the same standard, this proposal would alleviate the need for a new footpath to be reconstructed as the existing footpath should adequately provide for the low volume of pedestrians using the footpath when the market is not operating.

The replacement of kerb and gutter would be reprogrammed to a later date

7 RISK ISSUES

The risk concerns during the operation of the market would be reduced by providing another gated entrance on the western end of Falls Park, alongside the Glover statue.

If a risk was still evident following the installation of the “*Glover Statue*” entrance to Falls Park, the installation of an additional gated entrance could be considered at the eastern end of Falls Park.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

The Works & Infrastructure Manager has consulted with the lessee and advised that:

- Council at the April Council meeting made a decision to remove and replace the Hawthorn hedge in line with the large Elm trees.
- A further report, providing an alternate solution, would be tabled at the May Council meeting for Councillors consideration.
- Should Council adopt the recommendations of this report that the lessee would need to employ

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additional staff to collect the entry fees to access the market at the additional entrance/s to be installed.

The lessee advised that he had no concerns with the proposal; however, advised that it was his preference that the additional gate should be installed in the vicinity of the Glover Statue on the Huxtables Lane (western end) first, on a trial basis, and if Council had further concerns the additional gate should be installed on the eastern end of Falls Park.

10 ACCESS TO FALLS PARK

During the time the market is operating, visitors enter the main gates opposite Coachman's Road from three directions as follows:

- a) the majority of the visitors and locals enter the market from the west (CBD end) after parking in Macquarie Street and other nearby streets.

Unfortunately the section of hedge between Huxtables Lane and the main entrance is the worst and the visitors during the peak period are forced to walk on the road.

- b) Many visitors park in Coachman's Road and connecting streets, i.e. Berresford Place, Hartnoll Place and Saddlers Court.
 - i) The main entrance to Falls Park is directly opposite Coachman's Road and whilst it is not considered desirable for pedestrians to cross roads close to junctions, there is no risk to pedestrians in relation to the hedge
 - ii) Visitors parking on the northern side of Logan Road between Coachman's Road and Stockman's Road have access to the footpath on that side of the road and should cross Logan Road and have direct access to the main entrance.
 - iii) No Parking signs are installed on the southern side of Logan Road along the entire frontage of Falls Park.
 - iv) Parking is permitted on the southern side of Logan Road from the eastern boundary of Falls Park to Stockman's Road.
- c) Visitors also have access to the private car park provided by the lessee, which provides direct access to Falls Park from the existing eastern access

11 OPTIONS FOR COUNCIL TO CONSIDER

In the event that council consider the footpath width alongside the Hawthorn hedge to be satisfactory to cater for normal usage other than when the market is operating the following options should be considered by Council:

- a) Install a gated entrance alongside the Glover Statue and a short section of exposed aggregate footpath to direct the visitors from the west into Falls Park, thereby eliminating the need to walk alongside the hedge. This would provide a suitable access to Falls Park from the CBD side of the market.

and

- b)
 - i) Following installation of the Glover Statue entrance, monitor the usage of the footpath alongside the hedge from the entrance to the east during the operation of the market.
 - ii) In the event that the footpath width is not satisfactory to cater for pedestrians from the east, install a gate on the eastern end of Falls Park for use on market days (to be locked when the market is not operating).

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and

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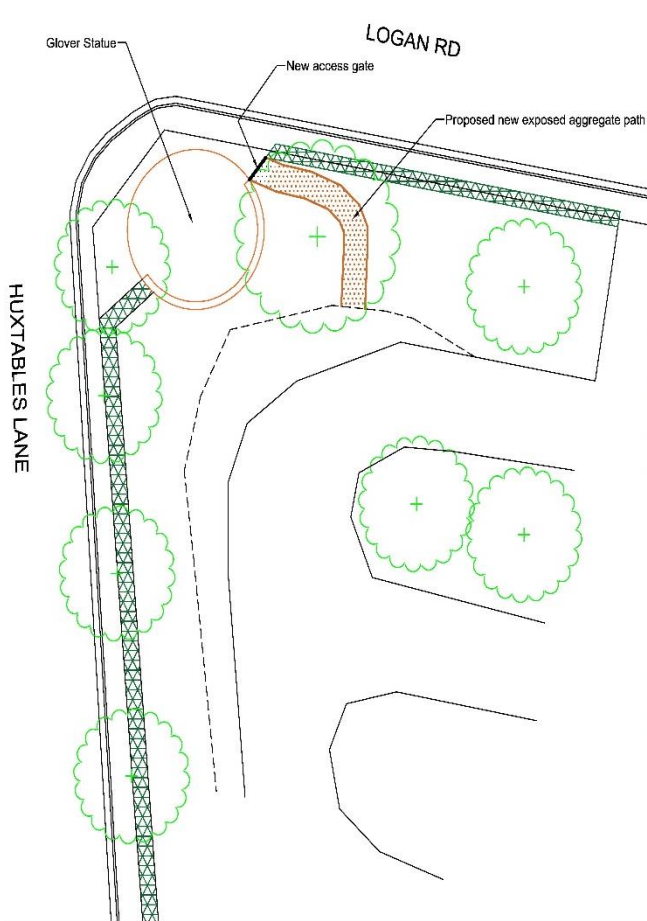
- c) Refurbish steel entrance gates and replace brick entrance as per David Denman's plan (as per minute ref. 110/16 of 18 April).

Western end of Falls Park



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Proposed new access Gate



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12 OFFICER'S COMMENTS/CONCLUSION

This proposed alternate solution will provide direct entry to Falls Park from the western end (Huxtables Lane) and minimise pedestrian numbers utilising the footpath between Huxtables Lane and the main entrance.

Should Council adopt the recommendations to this report, the required footpath works would be undertaken in the next 2 years, the asphalt would be stripped off the gravel and re-asphalted and the kerb and gutter replacement works could be reprogrammed.

13 ATTACHMENTS

- 13.1 Drawing: Existing and Proposed New Entrances – Falls Park, Evandale
- 13.2 Drawing: Proposed New Entrance – Falls Park, Evandale

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That Council

- i) installs an additional entrance and gate on the western end of Falls Park on the northern side of the Glover statue, the additional entrance to cater for pedestrians entering Falls Park from the southern side of Russell Street and pedestrians crossing the street at that location.
- or
- ii) installs two additional entrances and gates at both western and eastern ends of Falls Park to cater for pedestrians entering the market from the east and west and minimise pedestrian use of the footpath at the frontage of Falls Park.
- or
- iii) endorse minute reference 110/16 of 18 April 2016 and take no action in regard to this report.

DECISION

Cr Polley/Deputy Mayor Goss

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Knowles

That Council installs two additional entrances and gates at both western and eastern ends of Falls Park to cater for pedestrians entering the market from the east and west and minimise pedestrian use of the footpath at the frontage of Falls Park, and, that there be consultation with the Evandale Advisory Committee on the decision prior to moving forward.

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Carried unanimously

131/16 MONTHLY FINANCIAL STATEMENT

Attachments: Section 1 – Page 140

File: Subject 24/023
Prepared by: Maree Bricknell, Corporate Services Manager

1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 30th April 2016.

2 INTRODUCTION/BACKGROUND

The Corporate Services Manager circulated a copy of the Monthly Financial Summary for the period ended 30th April 2016.

SUMMARY FINANCIAL REPORT

For Month Ending: 30-Apr-16 10

A. Operating Income and Expenditure						
	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$9,430,961	-\$9,430,961	-\$9,291,089	-\$140	98.5%	
Recurrent Grant Revenue	-\$2,678,243	-\$2,231,869	-\$1,903,828	-\$328	85.3%	
Fees and Charges Revenue	-\$1,721,334	-\$1,434,445	-\$1,415,902	-\$19	98.7%	
Interest Revenue	-\$397,000	-\$330,833	-\$240,052	-\$91	72.6%	Accrued revenue adjustment included
Reimbursements Revenue	-\$102,076	-\$85,063	-\$120,284	\$35	141.4%	
Other Revenue	-\$1,878,739	-\$1,565,616	-\$1,126,431	-\$439	71.9%	
	-\$16,208,353	-\$15,078,788	-\$14,097,586	-\$981	93.5%	
Employee costs	\$5,116,977	\$4,264,148	\$3,725,160	\$539	87.4%	
Material & Services Expenditure	\$4,797,068	\$3,997,557	\$3,293,666	\$704	82.4%	
Depreciation Expenditure	\$5,047,850	\$4,206,542	\$3,520,000	\$687	83.7%	
Government Levies & Charges	\$662,620	\$552,183	\$238,675	\$314	43.2%	
Councillors Expenditure	\$187,332	\$156,110	\$145,681	\$10	93.3%	
Other Expenditure	\$1,169,035	\$1,040,605	\$692,625	\$348	66.6%	
Plant Expenditure Paid	\$658,420	\$548,683	\$369,194	\$179	67.3%	
	\$17,639,302	\$14,765,827	\$11,985,001	\$2,781	81.2%	
	\$1,430,949	-\$312,960	-\$2,112,585			
Gain on sale of Fixed Assets	-\$60,000	-\$50,000	-\$60,001	\$10	0.0%	Conara land sale
Loss on Sale of Fixed Assets	\$630,000	\$525,000	\$291,178	\$234	55.5%	
Underlying (Surplus) / Deficit	\$2,000,949	\$162,040	-\$1,881,408			
	\$0		\$0			
Capital Grant Revenue	-\$3,163,550	-\$2,636,292	-\$2,508,808	-\$127	95.2%	
Subdivider Contributions	-\$350,000	-\$291,667	0	-\$292	0.0%	No new assets recognised at this stage
Capital Revenue	-\$3,513,550	-\$2,927,958	-\$2,508,808			
	-		-			
Budget Alteration Requests						
- For Council authorisation by absolute majority						
F11 Light Truck - not to be replaced in 15/16		-\$30,000				

MINUTES – ORDINARY MEETING

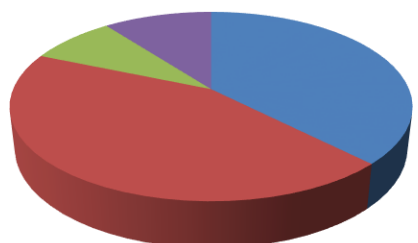
16 MAY 2016



B. Balance Sheet Items					
	Year to Date Actual		Monthly Change		Same time last year
Cash & Cash Equivalents Balance					
- Opening Cash balance	\$11,389,501		\$13,080,506		
- Cash Inflow	\$17,618,115		\$781,610		
- Cash Payments	-\$17,030,537		-\$1,885,037		
- Closing Cash balance	\$11,977,079		\$11,977,079		
	-		-		
Account Breakdown					
- Trading Accounts	\$94,083				
- Investments	\$11,882,996				
	\$11,977,079				
	-				

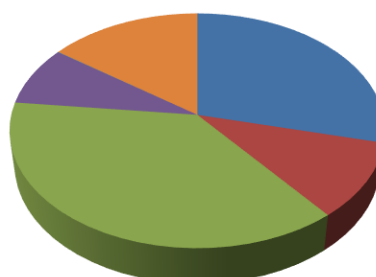
Summary of Investments	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value
Tasmanian Public Finance Corporation Call Account	1/04/2016	30/04/2016	2.00	\$5,093	\$5,101
CBA Call Account	27/04/2014	30/04/2014	1.90	\$30,580	\$30,584
ANZ	2/04/2016	2/10/2016	3.05	\$1,533,691	\$1,557,144
CBA	2/02/2016	3/05/2016	2.85	\$3,000,000	\$3,021,316
ANZ	14/05/2015	14/05/2016	2.80	\$1,277,499	\$1,313,367
Bass & Equitable	23/11/2015	23/05/2016	2.85	\$1,389,981	\$1,409,734
CBA	2/03/2016	2/06/2016	2.90	\$1,500,000	\$1,510,964
CBA	16/03/2016	14/06/2016	2.95	\$2,000,000	\$2,014,548
My State Financial	25/12/2015	25/07/2016	3.00	\$1,146,152	\$1,166,218
Total Investments				\$11,882,996	\$12,028,977

Total Investments by Rating (Standard & Poor's)



■ ANZ ■ B&E ■ CBA ■ MyState ■ Tascorp

Investments by Institution



■ AA+ ■ AA- ■ BBB ■ Unrated ■

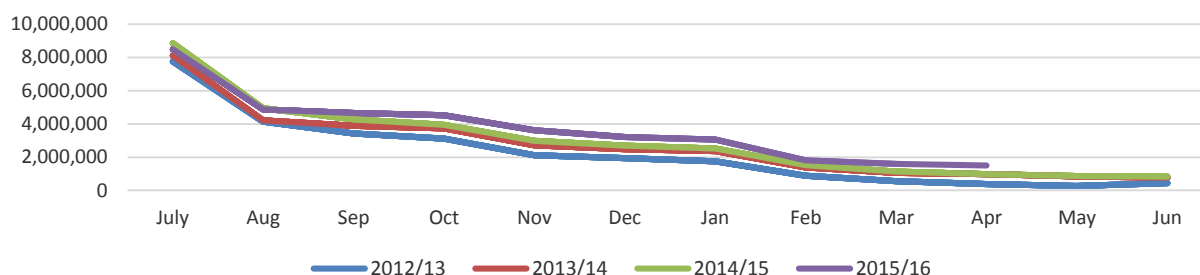
Rate Debtors	2015/16	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$1,017,753	11.2%	\$933,431	
Rates Raised	\$9,390,992		\$9,081,605	
	\$10,408,745		\$10,015,035	
Rates collected	\$8,673,244	92.4%	\$8,498,852	93.6%
Pension Rebates	\$410,211	4.4%		
Discount & Remissions	\$27,106	0.5%	\$526,236	5.8%
	\$9,110,561		\$9,025,088	
Rates Outstanding	\$1,494,525	15.9%	\$1,157,147	12.7%
Advance Payments received	-\$196,341	2.1%	-\$167,199	1.8%

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Outstanding Rates



Trade Debtors

Current balance	\$204,926		
- 30 Days	\$155,258		
- 60 Days	\$7,222		
- 90 Days	\$3,318		
- More than 90 days	\$39,128		
Summary of Accounts more than 90 days:	-	-	
- Norfolk Plains Book sales	1,305		Paid by outlet as sold
- Hire/lease of facilities	6,498		\$46.50 to be written off as bad debt
- Removal of fire hazards	2,554		
- Damage to bridge	3,076		Cannot locate debtor
- Dog Registrations & Fines	16,052		Sent to Fines Enforcement
- Sales	6,500		Arrangement to pay
- Building Plumbing Engineering Fees	896		
- Private Works	2,248		Arrangement to pay

C. Capital Program				
	Budget	Actual (\$,000)	Target 83%	Comments
Renewal	\$7,261,740	\$3,955,216	54%	
New assets	\$3,227,231	\$2,277,091	71%	
Total	\$10,488,970	\$6,232,308	59%	
Major projects:				
- Powranna Bridge	\$1,922,000	\$1,997,117	104%	Complete
- Lake River Bridge	\$1,250,000	\$28,085	2%	Tender awarded to commence shortly
- Ross Toilet Block Replacement	\$150,000	\$5,067	3%	Planning & Building Permit stage
- Glenelg Street K&G and Reconstruction	\$420,000	\$404,417	96%	Complete
- Bond Street K&G and Reconstruction	\$115,000	\$127,416	111%	Complete
- Wilmore Lane reconstruction	\$642,000	\$426,576	66%	Complete
- Delmont Road reconstruction	\$390,000	\$354,160	91%	Complete

* Full year to date capital expenditure for 2015/16 provided as an attachment.

D. Financial Health Indicators				
	Target	Actual	Variance	Trend
Financial Ratios				
- Rate Revenue / Total Revenue	58.2%	64.6%	-6.4%	↑
- Own Source Revenue / Total Revenue	83%	86.5%	-3.0%	↘
Sustainability Ratio				
- Operating Surplus / Operating Revenue	-12.3%	13.3%	-25.7%	↘
- Debt / Own Source Revenue	0.0%	0.0%	0.0%	↔
Efficiency Ratios				
- Receivables / Own Source Revenue	12.6%	13.9%	-1.4%	↘
- Employee costs / Revenue	31.6%	26.4%	5.1%	↗
- Renewal / Depreciation	143.9%	112.4%	31.5%	↗

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Unit Costs

- Waste Collection per bin	\$9.80	\$10.47	↔
- Employee costs per hour	\$42.64	\$32.98	↗
- Rate Revenue per property	\$1,370.98	\$1,365.17	↔
- IT per employee hour	\$3.17	\$2.47	↘



E. Employee & WHS scorecard

	YTD	This Month
Number of Employees	89.6	103
New Employees	24	2
Resignations	2	0
Total hours worked	112937	15347
Lost Time Injuries	0	0
Lost Time Days	146	0
Safety Incidents Reported	20	1
Hazards Reported	38	18
Risk Incidents Reported	9	1
Insurance claims - Public Liability	3	0
Insurance claims - Industrial	3	0
Insurance claims - Motor Vehicle	13	1
IT - Unplanned lost time	0	0



3 ALTERATIONS TO 2015-16 BUDGET

Following a mid-year budget review of income and expenditure items the following alterations/variances are highlighted and explained:

- Fleet 11 (Light Truck) not to be replaced in 2015/16
The following alteration has been approved by the General Manager under delegation:
- No items identified for month of April 2016.

4 OFFICERS COMMENTS

Copies of the financial reports are also made available at the Council office.

5 ATTACHMENTS

- 5.1 Income & Expenditure Summary for period ending 30th April 2016.
- 5.2 Account Management Report to end April 2016.

RECOMMENDATION

That Council receive and note the Monthly Financial Report for the period ending 30th April 2016 and approve budget alteration as detailed in section 3.

DECISION

Cr Polley/Cr Adams

That Council receive and note the Monthly Financial Report for the period ending 30th April 2016 and approve budget alteration as detailed in section 3.

Carried unanimously

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132/16 PLANNING PRACTICE QUARTERLY REPORT: JANUARY TO MARCH 2016

File: 13/010
Responsible Officer: Duncan Payton, Planning & Development Manager
Report prepared by: Paul Godier, Senior Planner

1 PURPOSE OF REPORT

This report provides an update on Planning Practice for the January - March quarter, and is required by Part 4.4 of the Strategic Plan.

2 INTRODUCTION/BACKGROUND

The Strategic Plan seeks to reinforce community confidence in the planning process and the integrity of Council, with fair, consistent and accountable decision making having regard to community expectations.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “Volume 1 – Mapping Our Direction” goals have relevance to this issue:

- 4.4 Planning Practice

4 POLICY IMPLICATIONS

Part 4.4 of the Strategic Plan contains the Policy:

Reinforce community confidence in the planning process and the integrity of Council.

To achieve this, the Strategic Plan requires *fair, consistent and accountable decision making having regard to community expectations.*

The bench mark is to have *less than 5% of development applications that result in an appeal.*

PLANNING DECISIONS:	Jan – March 2016	Year to date
No. of Permitted applications	7	28
No. of Discretionary applications	32	141
Total	39	169
Representations		
No. of applications that received representation/s	3	16
No. of representations successfully mediated	0	0
Council Decisions		
No. of applications decided by Council	3	16
No. of applications approved by Council	3	12
No. of application refused by Council	0	4
Appeals		
No. of decisions appealed	0	4 (2 resolved by consent)
Council’s decision upheld	-	-
Council’s decision overturned	-	-

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5 STATUTORY REQUIREMENTS

5.1 Land Use Planning & Approvals Act 1993

The planning process is regulated by the Land Use Planning & Approvals Act 1993, section 43 of which requires Council to observe and enforce the observance of its planning scheme.

6 FINANCIAL IMPLICATIONS

Whilst not a direct planning consideration, development within the municipal area is important as it provides revenue growth to Council. Consistent planning decisions are important to maintain developer confidence and consequently maintain or increase development revenue.

7 RISK ISSUES

Overall Council currently has a good reputation throughout the development community. Inconsistent decision making would place this reputation at risk.

Council strives to ensure that the planning scheme meets expectations of community. Ongoing changes driven by the State despite public exhibition may not always further this aim.

8 CONSULTATION WITH STATE GOVERNMENT

N/A

9 COMMUNITY CONSULTATION

Discretionary applications were placed on public notification in accordance with Section 57 of the Land Use Planning & Approvals Act 1993.

10 OPTIONS FOR COUNCIL TO CONSIDER

N/A

11 OFFICER'S COMMENTS/CONCLUSION

With regard to Planning Practice, it is considered that fair, consistent and accountable decisions have been made during January – March 2016, with there being 0 appeals, less than the benchmark of 2 appeals (i.e. 5% of 39 applications).

RECOMMENDATION

That the report be noted.

DECISION

Cr Polley/Deputy Mayor Goss

That the report be noted.

Carried unanimously

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133/16

DRAFT TASMANIAN CAT MANAGEMENT PLAN

Attachments: Section 1 – Page 154

Responsible Officer: Duncan Payton, Planning & Development Manager

Report prepared by: Duncan Payton, Planning & Development Manager

1 INTRODUCTION

This report brings to Council's attention the Draft Tasmanian Cat Management Plan April 2016 (the Plan), prepared by Biosecurity Tasmania and released by the Department of Primary Industries, Parks, Water and Environment for public consultation and submission until 30 June 2016 and proposes a response for consideration.

2 INTRODUCTION/BACKGROUND

The Plan has a companion background paper for further detail and discussion.

The Introduction to the Plan advises that it

describes how the management of cats in Tasmania should occur. It has been prepared with consultation and input from a range of stakeholders, including recommendations provided to the Department of Primary Industries, Parks, Water and Environment (DPIPWE) from the Tasmanian Cat Management Reference Group, and addresses the management of feral (wild), domestic and stray cats...

This Plan and the Background Paper have been prepared to be consistent with the Australian Government's Threat Abatement Plan for Predation by Feral Cats (Department of Environment 2015a), which establishes a national framework to guide and coordinate Australia's response to the impacts of feral cats on biodiversity.

The Introduction goes on to recognise:

- that cats are an integral part of Tasmanian society;
- the role they play is a complex one and that cats mean different things to different people leading to a polarised and complex issue;
- without community support and participation, the stray and feral cat problem will remain a significant one;
- Tasmania has a self-sustaining feral cat population, making eradication state-wide not currently feasible;
- there is a need for other measures to protect the values and assets that feral cats threaten;
- there is a need to clarify the roles and responsibilities of State and Local Government;
- substantial gaps exist in our knowledge of the impact of cats in the environment.

The Plan notes that all cats in Tasmania are from the same species (*Felis catus*) and goes on to define the three categories used in the Plan:

Feral cats are those that live and reproduce in the wild, largely or entirely removed from humans, and survive by hunting or scavenging; none of their needs are satisfied by humans.

Stray cats are those found in and around cities, towns and rural properties; they may depend on some resources provided by humans but have no identifiable owner.

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Domestic cats are those which are identifiable as owned; most of their needs are supplied by their owners. They may roam beyond their owner's property, including into bush and park land, but they spend most of their time with a specific person/family/property.

The Plan is expressed in seven objectives, each with its own list of actions. Each action also contains an indication of which stakeholders (e.g. local government, state government, land owner) are considered responsible. After the exhibition period, it is proposed to prioritise the actions (very high, high and medium).

The seven objectives are:

- 1) Encouraging responsible ownership of pet cats;
- 2) Promoting best practice techniques to guide the planning, management and control of stray and feral cats;
- 3) Increasing community awareness and involvement;
- 4) Improving the knowledge about feral cats to better inform management;
- 5) Minimise impacts of cats in areas of high conservation value and agricultural assets;
- 6) Undertake legislative amendments to facilitate and support other objectives; and
- 7) Clarify roles and responsibility of Local Government and State Government regarding cat management.

3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following "Volume 1 – Mapping Our Direction" policies have relevance to this issue:

- 1.9 Financial Management
- 4.2 Public Health
- 4.13 Natural Resource Management

4 POLICY IMPLICATIONS

Council has been awaiting the outcome of the State driven Management Plan and does not currently have a Policy dedicated to the management of cats. It is likely that following completion of the Plan, particularly given its lack of detail surrounding process and obligations to be placed upon Council, the Northern Midlands Council will need such a Policy and may also require the development and adoption of a by-law.

5 STATUTORY REQUIREMENTS

Cat Management Act 2009
Cat Management Regulations 2012
Local Government Act 1993

6 FINANCIAL IMPLICATIONS

The financial implications of the Plan are potentially significant. Whilst no detail is provided within the plan to clarify the extent of functions that are expected to become the responsibility of Council and how this will be resourced, it seems likely that Council will be expected to appoint a cat officer, administer/police the microchipping and de-sexing of cats and capture and return, rehome or euthanise stray and feral cats as well as wandering domestic cats.

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Given that the Plan indicates that registration of cats is not considered necessary, the question of how the above tasks will be funded remains unanswered.

Additionally, the proposed requirement for domestic cats to be confined to the owner's property is likely to impose a significant, at times unattainable, burden upon cat owners to purchase and install cages and cat runs etc.

7 RISK ISSUES

A number of risks related to the Plan can be readily identified. For example:

- The acknowledged gaps in knowledge concerning the impact of cats on the environment could lead to ineffective allocation of scarce financial resources.
- Potential public back lash as domestic cats receive disproportionate attention as a result of neighbour complaints, the relative ease of taking action and the ability to address enforcement costs through infringement notices.
- Cost of administering a function, imposed by the State, may be difficult to recover and result in either increased rates or reduced services in other areas.
- Lack of Cat Management Facilities (currently only the RSPCA and the Hobart Cat Centre) could result in captured cats with nowhere to go.
- Possible spike in the number of cats being 'dumped' as many owners may not be able/prepared to pay for de-sexing, microchipping and the construction of cages or runs.

8 CONSULTATION WITH STATE GOVERNMENT

The State has released the Plan for public comment as part of its consultation process.

9 COMMUNITY CONSULTATION

The State has released the Plan for public comment as part of its consultation process.

10 OPTIONS FOR COUNCIL TO CONSIDER

Council may resolve to:

- Make no comment; or
- Make a submission that supports the Plan wholly, partly or not at all.

11 OFFICER'S COMMENTS/CONCLUSION

The existence of feral cats throughout Tasmania has long been a matter of concern. Many of these cats prey on small native animals and spread disease, resulting in significant stock loss on farms. Similarly, there have often been calls for tighter restrictions on domestic cats, as these may be seen as contributing to the feral population, predating native wildlife or simply becoming a nuisance to neighbours.

However, the Plan and its background paper inform us that in Australia, with one of the highest rates of pet ownership in the world, 29% of households own a cat. In Tasmania, this is estimated at 34%. The Background paper notes:

This relationship between cats and people, as with other companion animals, is complex and often conflicting. Cats provide companionship for their owners and are valued as animals that will also help control rats and mice. However, cats are also inherent wanderers and their agility allows them to move easily between different properties. Cats that roam can be a nuisance and the cause of conflict between neighbours. They can bother and

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even attack other people's pets, including other cats; defecate in other properties; risk spreading diseases such as toxoplasmosis; and kill native wildlife.

Cats that roam persistently effectively become stray cats and may be fed by and/or even live with multiple owners. Stray cats, as opposed to feral cats, remain at least partly habituated to humans but can be found hunting in adjoining bush and reserve areas where they kill native wildlife and contribute to the spread of various cat-borne diseases. (p.5)

Despite this assertion, the Plan and background report do not present statistical evidence to demonstrate that the potential nuisance value of domestic cats is significant enough to warrant the diversion of scarce resources from the feral cat issue to regulate and police more domestic pets.

The report also advises that cats have been in Tasmania for around two hundred years and that there is such a population of feral cats spread throughout mainland Tasmania that it is no longer considered feasible to eradicate them from the State. Rather, targeting of priority areas with specific vulnerability is considered more appropriate.

Notwithstanding that the feral cat population is self-sustaining, the report notes (p.10) that there is strong evidence that Tasmania's indigenous fauna can cope with the presence of the domestic cat as long as the original habitat is reasonably intact. Further, there is no evidence that any species has become extinct as a result of predation by cats in Tasmania.

Whilst the background report, like the Plan itself, is lacking in detail and specifics, it is nevertheless clear that the issue of cats in Tasmania is an emotive and polarising one that must be addressed.

The Plan primarily seeks to do this via a number of actions centred around seven objectives.

- 1) Encouraging responsible ownership of pet cats – this objective anticipates the development and distribution of information material on responsible pet ownership. It seeks to encourage owners to microchip, de-sex and confine their cats and encourages Councils to develop by-laws to manage and control cats;
- 2) Promoting best practice techniques to guide the planning, management and control of stray and feral cats – this objective seeks the development of codes of practice, training packages on humane and effective methods of controlling feral cats and coordinated control programs;
- 3) Increasing community awareness and involvement – Again this seeks to provide information and training;
- 4) Improving the knowledge about feral cats to better inform management – this objective seeks to facilitate further research both into the impacts of feral cats on the environment and into improved control methods;
- 5) Minimise impacts of cats in areas of high conservation value and agricultural assets – this objective is also about research and analysis to identify priority areas with specific concerns to concentrate more effective control efforts;
- 6) Undertake legislative amendments to facilitate and support other objectives – this objective seeks to amend the Cat Management Act 2009 to provide for:
 - Compulsory de-sexing of cats at 4 months;
 - Compulsory microchipping;
 - Registration not to be compulsory;
 - Limit the number of cats on a property;
 - Land owners right to trap (and for primary producers to destroy);

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- Code of practice for cat management facilities; and
 - Confine cats to premises (possibly phased in);
- 7) Clarify roles and responsibility of Local Government and State Government regarding cat management – this is clearly a significant objective as Local Government is identified as a significant stakeholder in all seven objectives. Particularly with regard to financial responsibility, this is an objective that needs rapid resolution.

The Plan, with its objectives and actions, seeks to address an issue of growing concern. Its lack of detail and acknowledged lack of research evidence could lead to it being considered premature and in need of substantially more detail before any specific actions are taken. However, it is appropriate to exercise the Precautionary Principle and not reject an environmental safeguard due to a lack of empirical evidence. Similarly, it may be appropriate to empirically demonstrate the problems associated with domestic cats and the effectiveness and efficiency of proposed solutions prior to their introduction.

12 ATTACHMENTS

- 12.1 Draft Cat Management Plan – Summary, April 2016
- 12.2 Draft Cat Management Plan – Background Paper, April 2016
- 12.3 Draft Cat Management Plan, April 2016

RECOMMENDATION 1

That the matter be discussed.

RECOMMENDATION 2

That The Northern Midlands Council makes a submission to the Draft Cat Management Plan advising that, whilst it supports, in principle the Plan and the introduction of tighter controls on cats, it is concerned:

- 1) By the lack of detail addressing the implementation of many of the proposed actions;
- 2) That the division of responsibility between State and Local Government, as well as the other identified stakeholders, has not been resolved;
- 3) That the implementation of many of the proposed actions will become a significant financial burden to Council and the community;
- 4) That the funding source for such actions has not been demonstrated;
- 5) That the inherent operational difficulties surrounding the capture of cats and their later handling have not been adequately addressed;
- 6) That consideration does not appear to have been given to training of operators for their safety and that of the cats;
- 7) That consideration does not appear to have been given to the financial and psychological impact of having to confine a mature cat that had previously been able to roam.

DECISION

Cr Goss/Knowles

That the matter be discussed.

Carried unanimously

Cr Knowles/Cr Lambert

That The Northern Midlands Council makes a submission to the Draft Cat Management Plan advising that, whilst it supports, in principle the Plan and the introduction of tighter controls on cats, it is concerned:

- 1) By the lack of detail addressing the implementation of many of the proposed actions;

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- 2) That the division of responsibility between State and Local Government, as well as the other identified stakeholders, has not been resolved;
- 3) That the implementation of many of the proposed actions will become a significant financial burden to Council and the community;
- 4) That the funding source for such actions has not been demonstrated;
- 5) That the inherent operational difficulties surrounding the capture of cats and their later handling have not been adequately addressed;
- 6) That consideration does not appear to have been given to training of operators for their safety and that of the cats;
- 7) That consideration does not appear to have been given to the financial and psychological impact of having to confine a mature cat that had previously been able to roam.
- 8) That there be a statewide register of cat breeders and the transfer of cats.

and

That Council put funding aside for cat management initiatives within the Northern Midlands which include microchipping and all cats not used for breeding purposes being neutered.

Carried unanimously

Mayor Downie adjourned the meeting for the evening meal at 5:57pm.

Mayor Downie reconvened the meeting after the evening meal break at 6:45pm.

134/16 PUBLIC QUESTIONS & STATEMENTS

Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2015* relates to the provision of Public Question Time during a Council meeting. Regulation 31(7) of the Regulations stipulates that “a Council is to determine any other procedures to be followed in respect of public question time at an ordinary council meeting.”

Public question time is to commence immediately after the meal break at approximately 6:45pm and is to be conducted in accordance with the following guidelines:

- At each Council Meeting up to 20 minutes, or such longer period as Council may determine by resolution at that meeting, is to be provided for persons at the meeting to ask questions.
- A person seeking to ask a question must firstly identify himself or herself by stating their name and the town they reside in.
- If more than one person wishes to ask a question, the Mayor is to determine the order in which those questions are asked
- Questions must be directed to the Mayor who shall answer or direct the question to the appropriate Councillor or Council Officer. A question will be answered if the information is known otherwise taken on notice and responded to in writing within 10 working days. Questions should preferably be in writing and provided to the General Manager 7 days prior to the Council Meeting.
- A person is entitled to ask no more than 2 questions on any specific subject. If a person has up to two questions on several subjects, the Mayor may defer those questions until other questions have been asked and refer back to that person only if time permits.
- Each speaker is limited to a maximum of 3 minutes.

1 PUBLIC QUESTIONS

No questions were forthcoming from the gallery.

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135/16 COUNCIL ACTING AS A PLANNING AUTHORITY

Section 25 (1) of the Local Government (meeting procedures) Regulations require that if a Council intends to act at a meeting as a Planning Authority under the *Land Use Planning and Approvals Act 1993*, the Chairperson is to advise the meeting accordingly.

DECISION

Cr Goninon/CrCalvert

That the Council intends to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993* for Agenda item PLAN 1 - 2.

Carried unanimously

2 STATEMENTS

No statements were forthcoming from the gallery.

136/16 PLANNING APPLICATION P16-055 80 SECCOMBE STREET, PERTH

Attachments: Section 1 – Page 223

Responsible Officer: Duncan Payton, Planning & Development Manager
Report prepared by: Paul Godier, Senior Planner
File Number: P16-055

1 INTRODUCTION

This report assesses an application for 80 Seccombe Street, Perth, to develop a 17-lot subdivision and cul-de-sac.

2 BACKGROUND

Applicant:

6ty Pty Ltd

Owner:

S & H Matuszek

Zone:

General Residential & Low Density Residential

Codes:

Bushfire-prone areas code
Road assets code

Classification under the Scheme:

Subdivision

Existing Use:

Dwelling

Deemed Approval Date:

20 May 2016

Recommendation:

Approve

Discretionary Aspects of the Application

- Variation to lot size in Low Density Residential zone;
- Creation of new junction generating more than 40 vehicle entry and exit movements per day;
- Creation of road and footpath in General Residential zone.

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Planning Instrument: *Northern Midlands Interim Planning Scheme 2013*

Preliminary Discussions

Prior to submission of the application, the developer held discussions with council officers regarding the proposed layout. The developer advised that a cul-de-sac was proposed rather than a through road because the cul-de-sac has to be only 15m wide whereas a through road has to be 18m wide which would impact negatively on lot sizes.

After the application became valid council officers held discussions with the applicant as to whether pedestrian access to the east should be provided. It was noted that this would not provide any greater pedestrian access towards the town centre than use of the current and proposed footpath in Seccombe and Mulgrave Street.

Additional information was requested from the applicant (see attached).

Figure 1 – subject site from Seccombe Street



3 STATUTORY REQUIREMENTS

The proposal is an application pursuant to section 57 of the *Land Use Planning & Approvals Act 1993* (i.e. a discretionary application).

4 ASSESSMENT

4.1 Proposal

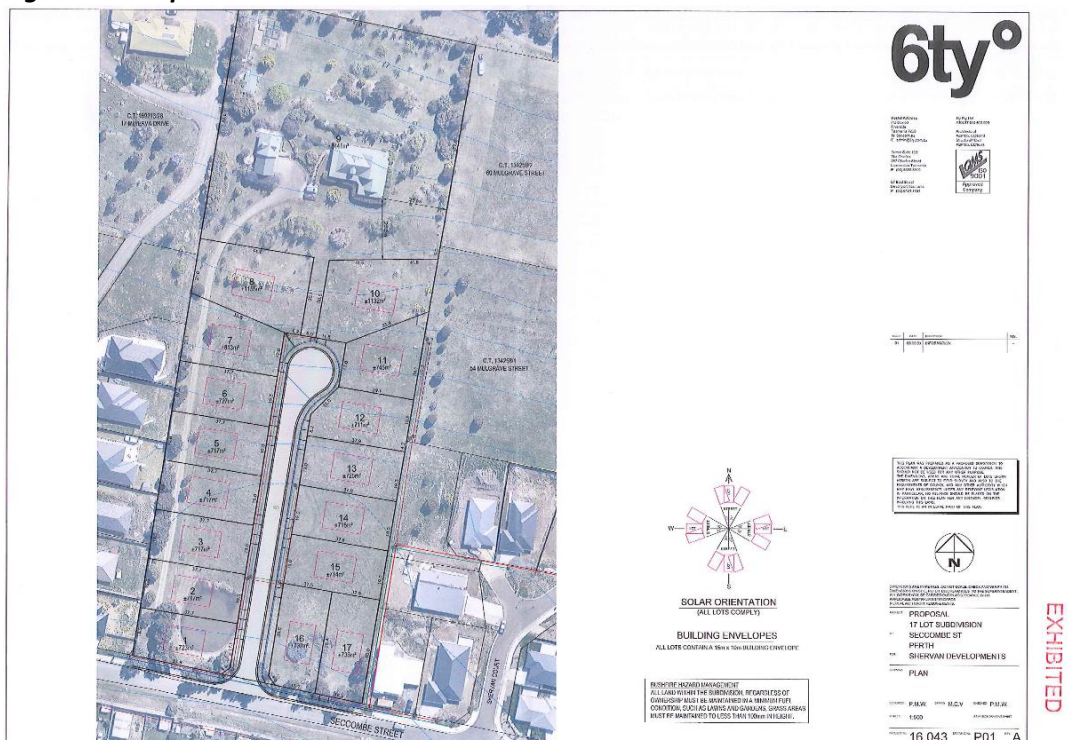
It is proposed to:

- Create a 17-lot subdivision and cul-de-sac off Seccombe Street.

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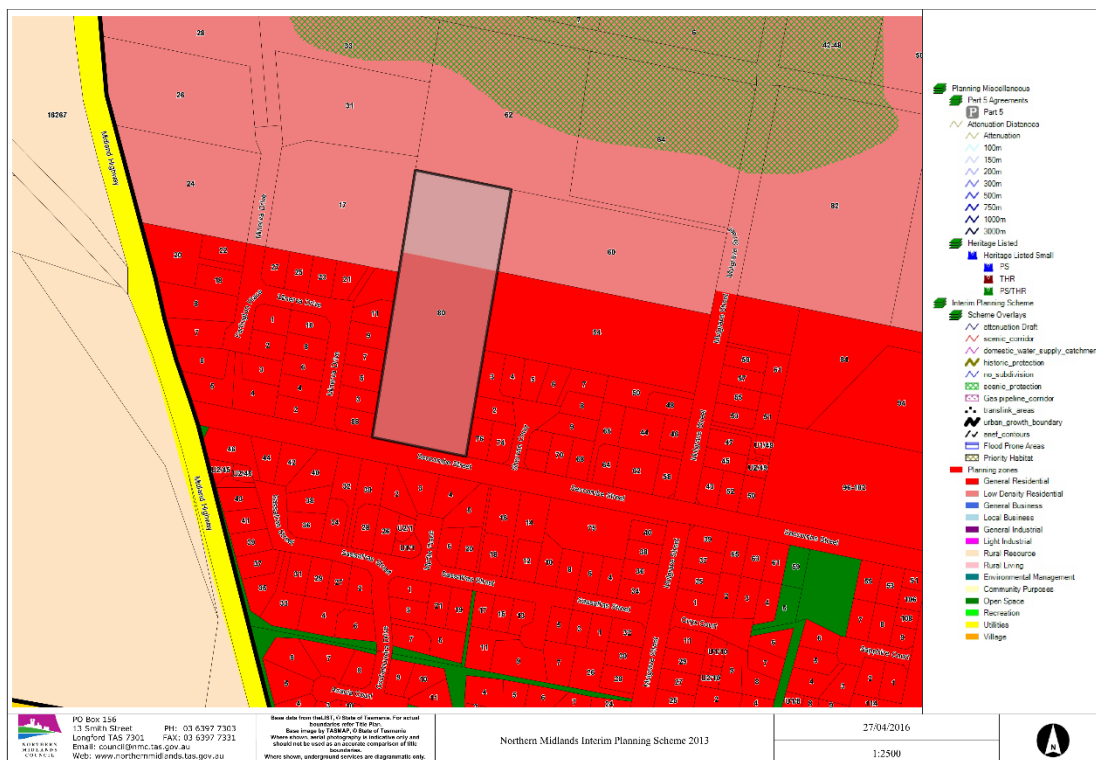
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Figure 2 – Proposal Plan



4.2 Zone and land use

Figure 3 - Zone Map – General Residential & Low Density Residential



The land is zoned *General Residential* and *Low Density Residential*. Subdivision is Discretionary (permit required) in the zone.

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4.3 Subject site and locality

The author of this report carried out a site visit on 4 May 2016. The site has an area of 2.314 ha and is located on the northern side of Seccombe Street, Perth. It contains a dwelling and outbuildings. To the west is the Minerva Drive subdivision which includes general residential lots extending approximately 160m from Seccombe Street, and low density residential lots north of that. To the north of the site is a low density residential property containing a single dwelling. To the east is the Shervan Court subdivision as well as a lot of approximately 1.5 ha zoned general residential and containing a single dwelling. Also to the east is a lot of approximately 1.6 ha which is zoned low density residential and contains a dwelling under construction. Over Seccombe Street is the rear of the Sassafra Street and Myrtle Place properties. See Figure 4 for an aerial photograph of the area.

4.4 Permit/site history

None relevant to this application.

4.5 Representations

Notice of the application was given in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*. A review of Council's system after completion of the public exhibition period revealed that a representation (attached) was received from:

- V & P McShane C/- Parker Accounting & Financial Services

Figure 4 - Map showing location of representor's property in relation to subject site



The matters raised in the representations are outlined below followed by the planner's comments.

Issue 1: *With 12 out of 16 lots between 711 – 733 sq. m. there are too many small lots in a cul-de-sac with no public open space and the amenity of the area will be compromised.*

Planner's comment:

The planning scheme requires:

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Acceptable Solutions		Performance Criteria	
A1	<i>Lots must:</i>	P1	<i>Each lot for residential use must provide sufficient useable area and dimensions to allow for:</i>
a)	<i>have a minimum area of at least 450m² which:</i>	a)	<i>a dwelling to be erected in a convenient and hazard-free location; and</i>
i)	<i>is capable of containing a rectangle measuring 10m by 15m; and</i>	b)	<i>on-site parking and manoeuvrability; and</i>
ii)	<i>has new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks.</i>	c)	<i>adequate private open space.</i>

The lots sizes ranging between 711m² and 1,155m² comply with the acceptable solutions for subdivision in the zone.

Issue 2: *Lot 9 (low density zone) is less than 1 ha and contravenes the planning scheme requirements.*

Planner's comment:

The planning scheme requires:

Acceptable Solutions		Performance Criteria	
A1.1	<i>Each lot must:</i>	P1.1	<i>Each lot for residential use must provide sufficient useable area and dimensions to allow for:</i>
a)	<i>have a minimum area of 1ha; and</i>	a)	<i>a dwelling to be erected in a convenient and hazard free location; and</i>
b)	<i>have new boundaries aligned from buildings that satisfy the relevant acceptable solutions for setbacks; or</i>	b)	<i>on-site parking and manoeuvrability; and</i>
c)	<i>be required for public use by the Crown, a agency, or a corporation all the shares of which are held by Councils or a municipality; or</i>	c)	<i>adequate private open space; and</i>
d)	<i>be for the provision of public utilities; or</i>	d)	<i>reasonable vehicular access from the carriageway of the road to a building area on the lot, if any; and</i>
e)	<i>for the consolidation of a lot with another lot with no additional titles created; or</i>	e)	<i>development that would not adversely affect the amenity of, or be out of character with, surrounding development and the streetscape.</i>
f)	<i>to align existing titles with zone boundaries and no additional lots are created.</i>	P1.2	<i>No performance criteria.</i>
A1.2	<i>Subdivision at Devon Hills will not result in any new lots.</i>	P1.3	<i>Land in Devon Hills must not be further subdivided</i>

Since Lot 9 proposes to 0.8441ha, it needs to address P1.1.

- a) Lot 9 contains a dwelling.
- b) Lot 9 has existing on-site parking and manoeuvrability.
- c) Lot 9 has existing adequate private open space.
- d) There is no building area on lot 9 as defined – “the area shown on a plan or plan of subdivision to indicate where all buildings will be located”. Nonetheless lot 9 has reasonable vehicular access from the carriageway of the road to the dwelling.
- e) A single dwelling on a lot of 0.84 ha is not considered to adversely affect the amenity of, or be out of character with, surrounding development given its location on the boundary of the general and low density residential zones. It is an internal lot and will not adversely affect the amenity of, or be out of character with, the streetscape.

The proposal satisfies the performance criteria

Issue 3: *Having the northern boundary of the proposed lot 8 above the northern boundary of lot 7 Minerva Drive would detract from Lot 7 and is inconsistent with the planning scheme.*

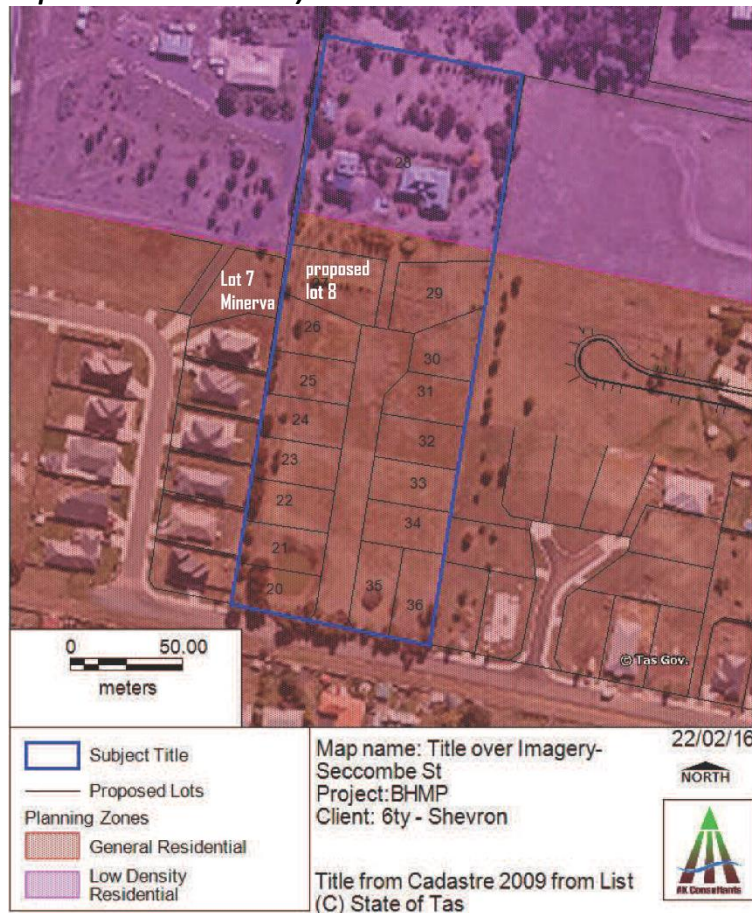
Planner's comment:

Figure 5 shows the zone boundary in relation to the proposed lots. The scheme does not require lot boundaries to be the same as zone boundaries.

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Figure 5 – Zone boundary in relation to proposed lots (source – Bushfire Hazard Management Report - AK Consultants)



Issue 4: The representor encourages the developer to retain trees and place restrictive covenants on title to maintain a building standard (somewhat above the basic minimum) to ensure this area in North Perth maintains its visual quality.

Planner's comment:

This is a matter for the developer's consideration.

4.6 Referrals

Council's Works & Infrastructure Department

Precis: Council's Engineering Officer, Jonathan Galbraith, provided the attached advice. The recommended conditions are included in the conditions of approval.

TasWater

Precis: TasWater's conditions are included in the conditions of approval.

Heritage Adviser

Not applicable to this application

Tasmanian Heritage Council

Not applicable to this application

Department of State Growth

Not applicable to this application

Launceston Airport

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Not applicable to this application

Tasrail (adjoining landowner)

Not applicable to this application

Environmental Health Officer

Not applicable to this application

Natural Resource Management Facilitator

Not applicable to this application

Environment Protection Agency (level 2 under EMPCA)

Not applicable to this application

Local District Committee

Precis: The application was referred to the Perth Committee on 30 March 2016. No comments were made to the Planning Department with regard to the application.

General Manager

Precis: The General Manager consented to the developer providing cash in lieu of land for open space.

Minister administering Crown Lands

Not applicable to this application

4.7 Planning Scheme Assessment

See attachment D for an assessment of the proposal against the planning scheme provisions.

5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

6 OPTIONS

Approve subject to conditions, or refuse and state reasons for refusal.

7 DISCUSSION

Conditions that relate to any aspect of the application can be placed on a permit.

Discretion to refuse the application is limited to:

- Variation to lot size in Low Density Residential zone;
- Creation of new road junction generating more than 40 vehicle entry and exit movements per day;
- Creation of road and footpath in General Residential zone.

The creation of a 0.84ha lot in the low density zone (below the standard of 1ha) is considered acceptable as the lot contains a single dwelling and the reduced size does not adversely affect the amenity of and is not of with the surrounding development given its location on the boundary of the general and low density residential zones.

The proposed road layout is considered to suitably provide for connection to open space and the town centre by use of the current and proposed footpath in Seccombe and Mulgrave Street.

The new road junction is acceptable as it provides for adequate sight distances, and Seccombe Street is able to accommodate the additional traffic generated by this subdivision.

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Seccombe Street, adjacent to the development, currently has an open drain. The developer will need to widen Seccombe Street and install kerb, gutter and footpath to match the Minerva Drive and Shervan Court subdivisions on each side.

There is a dam on lots 1 and 2. To allow for houses to be built, the dam will need to be filled in accordance with Australian Standards, certification provided, and advice regarding the dam placed on the titles.

The proposal complies with the scheme provisions and it is recommended that the application be approved with the conditions below.

8 ATTACHMENTS

- A Application & plans, correspondence with applicant
- B Responses from referral agencies
- C Representations & applicant's response

RECOMMENDATION

That land at 80 Seccombe Street, Perth be approved to be developed and used for a 17-lot subdivision & cul-de-sac (vary lot size in Low Density Residential zone; variation to Road Assets code provisions; creation of road and footpath in General Residential zone - performance criteria 10.14.15.5 P1; 10.4.15.6 P1; 10.4.15.7 P1) in accordance with application P16-055, and subject to the following condition:

1 LAYOUT NOT ALTERED

The use and development must be in accordance with the endorsed plans numbered **P1** (Drawing No: P01, Rev. A) & **D1** (Supporting Submission).

2 AMENDED PLANS REQUIRED

Before the final plan is sealed, the plan of subdivision must be amended to show the building area for each lot and the hazard management area for each lot, in accordance with the endorsed document D1 – Bushfire Hazard Management Report. When approved the plan will be endorsed and will then form part of the permit.

3 FILLING OF LAND

- Before the final plan is sealed, the dam on Lots 1 and 2 must be removed and the land reinstated to natural levels, in accordance with Australian Standard AS3798-2007 - Guidelines on earthworks for commercial and residential development.
- Before the final plan is sealed, certification of the fill quality of the dam by the applicants supervising engineer, including certified test results by a NATA accredited facility, must be provided to Council.
- Filling must comprise only uncontaminated excavated natural material.

4 ROADS

4.1 Detailed engineering plans required

Before the commencement of any works for the subdivision, detailed engineering plans by a certified engineer, to the approval of Council's Works and Infrastructure Manager, must be lodged with Council. The plans must include:

- Design of the subdivision road in compliance with Tasmanian Standard Drawing TSD-R06.
- Widening of Seccombe Street to an 8 metre wide sealed pavement plus kerb and gutter and naturestrip on the northern side to join with the existing pavement, kerb and gutter immediately west of Lot 1 and immediately east of Lot 17, plus one metre gravel shoulder on the southern side, in accordance with Tasmanian Standard Drawing TSD-R06.
- A 1.8m wide concrete footpath on one side of the Cul de Sac to service all lots and along the frontage of all lots in Seccombe St to match existing footpath.
- An engineering design of the road and drainage system including pavement long sections and cross sections is to be approved by Council before the commencement of works on site

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4.2 Roadworks

Before the final plan is sealed, the works detailed in the plans required by condition 4.1 must be completed in accordance with those plans.

4.3 Name of new road

- Before the final plan is sealed, Council must be supplied with a preferred name for the road created by the subdivision, including background information on why that name has been chosen, as well as a second preference if the first is not accepted by Council.
- Before the final plan is sealed, the developer must install new street signage where required, including any required regulatory signage.

4.4 Access

A concrete driveway crossover and concrete apron must be constructed for each lot from the edge of the street to the property boundary in accordance with Council standards.

4.5 Works in road reserve

No works shall be undertaken within the public road reserve, including crossovers, driveways or kerb and guttering, without prior approval for the works by the Works & Infrastructure Manager. Twenty-four hours (24) notice shall be given to the Works & Infrastructure Department to inspect works within road reserve and before placement of concrete or seal. Failure to do so may result in rejection of the vehicular access or other works and its reconstruction.

4.6 Street Lighting

Before the final plan is sealed, the developer must install street lighting in accordance with a design to the approval of TasNetworks and Council.

4.7 As constructed information - roads

As Constructed Plans and Asset Management Information must be provided in accordance with Council's standard requirements.

4.8 Transfer of road reservation

The title for road reservation shown on the final plan must be transferred to Council prior to takeover of the roadworks by Council.

4.9 Naturestrips

Any new naturestrips, or areas of naturestrip that are disturbed during construction, shall be topped with 100mm of good quality topsoil and sown with grass. Grass must be established and free of weeds prior to Council accepting the development.

5 STORMWATER

5.1 Stormwater system

- Each lot must be provided with a connection to the Council's stormwater system, constructed in accordance with Council standards and to the satisfaction of Council's Works & Infrastructure Department.
- A stormwater design plan including long sections and the depth, size and grade of all mains must be provided to Council prior to the commencement of any works on site.
- Calculations must be provided to demonstrate that the system, including the stormwater main downstream of the subdivision is of sufficient capacity to drain the road and all lots to be created.

5.2 As constructed information - stormwater

As Constructed Plans and Asset Management Information must be provided in accordance with Council's standard requirements.

5.3 Hydraulic separation

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- Any existing pipes and stormwater connections shall be located where required pipes are to be rerouted to provide an independent system for each lot.
- Certification shall be provided that hydraulic separation between the all lots has been achieved.

5.4 Easements to be created

Easements shall be created over all Council-owned services in favour of the Northern Midlands Council. Such easements shall be created on the final plan to the satisfaction of the Planning & Development Manager.

5.5 Pollutants

- The developer/property owner shall be responsible for ensuring pollutants such as mud, silt or chemicals are not released from the site.
- Prior to the commencement of the development works the developer/property owner must install all necessary silt fences and cut-off drains to prevent soil, gravel and other debris from escaping the site. No material or debris is to be transported onto the road reserve (including the naturestrip footpath and road pavement). Any material that is deposited on the road reserve shall be removed by the applicant. Should Council be required to clean or carry out works on any of their infrastructure as a result of pollutants being released from the site the cost of these works may be charged to the developer/property owner.

6 MUNICIPAL STANDARDS & CERTIFICATION OF WORKS

Unless otherwise specified within a condition, all works must comply with the Municipal Standards including specifications and standard drawings. Any design shall be completed in accordance with Council's subdivision design guidelines to the satisfaction of the Works & Infrastructure Department. Any construction, including maintenance periods, shall also be completed to the approval of the Works & Infrastructure Department.

7 MAINTENANCE PERIOD

The subdivision shall be subject to a maintenance period and a bond shall be held by Council until the completion of the maintenance period. The bond shall be calculated based on 5% of the total cost of works based on Council's standard road construction rates.

8 TASWATER CONDITIONS

Sewer and water services must be provided in accordance with TasWater's Submission to Planning Authority Notice (reference number TWDA 2016-00380-NMC).

9 FIRE HYDRANTS

Fire Hydrants must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA Edition 2.0.

10 PUBLIC OPEN SPACE CONTRIBUTION

A cash contribution must be paid in lieu of land for public open space in accordance with Council policy, currently:

- \$1,200 per new lot; or
- The applicant may obtain a valuation not less than one month old by a registered land valuer, of the subject land, less one of the proposed lots. The Public Open Space Rate shall total 5% of that value.

11 LANDSCAPING CONTRIBUTION

A contribution of \$250 per lot must be provided for nature strip trees.

12 ELECTRICITY AND TELEPHONE

Underground electricity and telephone services are to be connected to each lot.

13 NATIONAL BROADBAND NETWORK

The applicant shall liaise with the National Broadband Network provider and allow the installation of conduit to each lot in the subdivision.

14 RETICULATED NATURAL GAS

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The applicant shall liaise with the reticulated gas provider and allow the installation of conduit to each lot in the subdivision.

15 AGREEMENT UNDER PART 5 OF THE LAND USE PLANNING APPROVAL ACT 1993

The applicant must enter into, and comply with all conditions of, an agreement under Part 5 of the Act with the Northern Midlands Council to provide for the following:

- The owners of Lots 1 & 2 recognise that the lots were previously the site of a water storage dam.

This agreement shall be prepared by the applicant and forwarded to the Council (with a cheque for the Recorder of Titles for the fee for the registration of the Agreement) and shall be forwarded to the Land Titles Office with the final plan of survey.

16 SEALING OF PLANS

All conditions must be complied with prior to sealing of the final plan of survey. Council may, at the developer's request, accept a bond or bank guarantee, for particular works or maintenance, to enable early seal and release of the final plan of survey.

DECISION

Cr Goninon/Cr Calvert

That the matter be discussed.

Carried unanimously

Cr Polley/Cr Adams

That application P16-055 to develop a 17-lot subdivision & cul de sac (vary lot size in Low Density Residential zone; variation to Road Assets code provisions; creation of road and footpath in General Residential zone - performance criteria 10.14.15.5 P1; 10.4.15.6 P1; 10.4.15.7 P1) at 80 Seccombe Street, Perth be refused on the following grounds:

- The proposal does not enhance accessibility and mobility through roads, contrary to clause 10.4.15.5 P1 b)
- The proposal does not enhance connectivity through the urban environment, contrary to clause 10.4.15.5 P1 c)

Carried

Voting for the motion:

Cr Polley, Cr Calvert, Cr Gordon, Cr Lambert, Cr Knowles, Cr Adams

Voting against the motion:

Deputy Mayor Goss, Cr Goninon, Mayor Downie

Mr Chellis left the meeting at 6:54pm.

Mr Chellis returned to the meeting at 7:00pm.

137/16 DRAFT AMENDMENT 02/15 – AMEND THE HERITAGE CODE AND THE HERITAGE PRECINCTS SPECIFIC AREA PLAN

Attachments: Section 1 – Page 307

Responsible Officer: Duncan Payton, Planning & Development Manager
Report prepared by: Paul Godier, Senior Planner
File Number: A129

1 INTRODUCTION

A review of the heritage provisions has found ways of improving the operation of the heritage code and the heritage precincts specific area plan. These are discussed in this report, and it is recommended that Council initiate an amendment to the provisions.

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2 BACKGROUND

Applicant:

Northern Midlands Council

Proposal:

Amend the Heritage Code and the Heritage Precincts Specific Area Plan

Critical Date:

There is no statutory time frame for Council to decide whether to initiate an amendment of its own motion

Recommendation:

Initiate and certify the draft amendment
Advertise draft amendment for 28 days

Planning Instrument:

Northern Midlands Interim Planning Scheme 2013

Planning Authority:

Northern Midlands Council

3 STATUTORY REQUIREMENTS

The *Land Use Planning & Approvals Act 1993* contains the following provisions:

Section 34 (1) (b) – A planning authority may of its own motion, initiate an amendment of a planning scheme administered by it.

Section 33 (2B) - Before making a decision as to whether or not to initiate an amendment of the planning scheme, the planning authority must consider –

- (a) whether the requested amendment is consistent with the requirements of [section 32](#); and*
- (ab) any representation made under [section 30J](#), and any statements in any report under [section 30J](#) as to the merit of a representation, that may be relevant to the amendment; and*
- (b) any advice referred to in [section 65 of the Local Government Act 1993](#) received by it.*

Comment:

- (a) Part 5 of this report finds that the draft amendment is consistent with section 32 of the Act.
- (ab) Representations from C Layton, and J Miller, Evandale, were made to the Interim Scheme which raised a number of issues related to the heritage provisions. See attachment A for a discussion on these issues.
- (b) This report provides advice in relation to section 65 of the Local Government Act 1993 (advice of qualified persons).

4 CONSULTATION

4.1 Public Exhibition

Public exhibition of a draft amendment occurs after it has been certified, as per section 38 of the Land Use Planning & Approvals Act 1993:

- (1) After giving to the Commission a copy of a draft amendment of a planning scheme and the instrument certifying that the amendment meets the requirements specified in [section 32](#), the planning authority must –*
 - (a) cause a copy of the draft amendment to be placed on public exhibition for a period of 28 days or a longer period agreed to by the planning authority and the Commission; and*
 - (b) advertise, as prescribed, the exhibition of the draft amendment.*

4.2 Referrals

Council's heritage adviser, David Denman, has had input into the revised provisions.

5 ASSESSMENT FOR CONSISTENCY WITH SECTION 32 OF THE LAND USE PLANNING & APPROVALS ACT 1993

32. Requirements for preparation of amendments

- (1) A draft amendment of a planning scheme, and an amendment of a planning scheme, in the opinion of the relevant decision-maker within the meaning of [section 20\(2A\)](#)–*

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- *must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area; and*
- *must not conflict with the requirements of [section 300](#); and*
- *must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.*

5.1 Must, as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area.

Comment: The proposed amendment satisfies this requirement.

5.2 Must not conflict with the requirements of [section 300](#).

Comment: Section 300 requires the amendment to be consistent with the Regional Land Use Strategy, and not to be inconsistent with mandatory provisions. The proposed amendment does not conflict with the requirements of section 300.

5.3 Must have regard to the impact that the use and development permissible under the amendment will have on the use and development of the region as an entity in environmental, economic and social terms.

Comment: The proposed amendment is considered to have a positive impact on the historic environment of the region.

6 FINANCIAL IMPLICATIONS

The cost of undertaking the draft amendment is within existing budget allocations.

7 STRATEGIC/ANNUAL PLAN/COUNCIL POLICIES

The Strategic Plan 2007/2017 (2012/2013 Revision) provides the guidelines within which Council operates. The following “Volume 1 – Mapping Our Direction” goals have relevance to this issue:

- 4.4 Planning Practice
- 4.6 Strategic Planning

8 OPTIONS

- a) Initiate and certify the draft amendment; or
- b) Move changes to the draft amendment before initiating and certifying; or
- c) Refuse to initiate and certify the draft amendment.

9 DISCUSSION

The recommended changes to the heritage provisions are apparent in the recommendation, with suggested additions being highlighted, and deletions being crossed out.

Before making a decision whether or not to initiate the amendment, the planning authority must consider whether the requested amendment is consistent with the requirements of section 32 of the Land Use Planning & Approvals Act. Part 5 of this report finds that the draft amendment is consistent section 32 of the Act.

It is recommended that Council initiate and certify the draft amendment and place it on public exhibition for 28 days.

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10 ATTACHMENTS

A Consideration of representations to Interim Scheme

RECOMMENDATION

That Council:

- 1) Under section 34 (1) of the *Land Use Planning & Approvals Act 1993*, initiate Draft Amendment 02/15 to amend Clause E13 Local Historic Heritage Code and Clause F2 Heritage Precincts Specific Area Plan as below by deleting ~~striketroughs~~ and adding **highlights**; and
- 2) Under section 35 of the *Land Use Planning & Approvals Act 1993*, certify the Draft Amendment as meeting the requirements of section 32 of the Act; and
- 3) Under section 38 of the *Land Use Planning & Approvals Act 1993*, advertise the Draft Amendment and place on public exhibition for 28 days.

E13 Local Historic Heritage Code

E13.3 Exemptions

E13.3.1 The following use or development is exempt from this code:

- a) **works** required to comply with an Emergency Order issued under section 162 of the *Building Act 2000*;
- b) electricity, optic fibre and telecommunications cables, and water, sewerage, drainage connections and gas lines to individual buildings ~~which connect above ground or utilize existing service trenches~~;
- c) internal alterations to buildings if the interior is not included in the historic heritage significance of the place or precinct;
- d) **maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric**;
- e) **repainting of an exterior surface that has been previously painted, in a colour similar to that existing**;
- f) **the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure**; and
- g) **the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.**

(Note: The added exemptions are contained in the Launceston Interim Scheme approved by the TPC).

Table E13.2: Local Heritage Places Outside Heritage Precincts

Where a Local Heritage Place is contained in the Tasmanian Heritage Register, the place is limited to that part of the title defined on the Tasmanian Heritage Council's Central Plan Register.

F2 Heritage Precincts Specific Area Plan

Table F2.1: Heritage Places Inside Heritage Precincts

Where a Local Heritage Place is contained in the Tasmanian Heritage Register, the place is limited to that part of the title defined on the Tasmanian Heritage Council's Central Plan Register.

Address		Description
ROSS		
Southern side of Bridge St & Church St intersection	Ross	Canon

(Note: The Ross Local District Committee has requested the addition of the canon to the heritage list).

F2 Heritage Precincts Specific Area Plan

F2.2 Application of Specific Area Plan

F2.2.1 This Specific Area Plan applies to those areas of land designated as Heritage Precincts on the Planning Scheme maps.

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F2.2.2 The following development is exempt from this Specific Area Plan:

- a) works required to comply with an Emergency Order issued under section 162 of the Building Act 2000;
- b) electricity, optic fibre and telecommunications cables, and water, sewerage, drainage connections and gas lines to individual buildings;
- c) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric;
- d) repainting of an exterior surface that has been previously painted, in a colour similar to that existing;
- e) the planting, clearing or modification of vegetation for safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove unacceptable risk to the public or private safety, or where vegetation is causing or threatening to cause damage to a building or structure; and
- f) the maintenance of gardens, unless there is a specific listing for the garden in Table E13.1 or Table E13.2.

(Note: These exemptions are contained in the current Heritage Code, and the Launceston Interim Scheme approved by the TPC).

F2.5 Standards for Development

F2.5.1 Setbacks

Objective

To ensure that the predominant front setback of the existing buildings in the streetscape is maintained, and to ensure that the impact of garages and carports on the streetscape is minimised.

Acceptable Solutions	Performance Criteria
A1 The predominant front setback as identified in the design statement must be maintained for all new buildings, extensions, alterations or additions (refer Figure F2.4 & F2.8).	<p>P1 No performance criteria.</p> <p>The front setback must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ol style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
A2 New carports and garages, whether attached or detached, must be set back a minimum of 3 metres behind the line of the front wall of the house which it adjoins (refer Figure F2.3, & F2.7).	<p>P2 No performance criteria.</p> <p>The setback of new carports and garages from the line of the front wall of the house which it adjoins must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ol style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
A3 Side setback reductions must be to one boundary only, in order to maintain the appearance of the original streetscape spacing.	<p>P3 No performance criteria.</p> <p>Side setbacks must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p>

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	<ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.
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(Note: The Performance Criteria are added at the suggestion of the representation from C Layton, Evandale, to draft interim scheme, and are in accordance with Launceston Interim Scheme approved by the TPC).

F2.5.2 Orientation

Objective

To ensure that new buildings, extensions, alterations and additions respect the established predominant orientation within the streetscape.

Acceptable Solutions	Performance Criteria
<p>A1 All new buildings, extensions, alterations or additions must be orientated:</p> <ul style="list-style-type: none"> a) perpendicular to the street frontage (refer Figure F2.5, F2.6, & F2.8); or b) Where the design statement identifies that the predominant orientation of buildings within the street is other than perpendicular to the street, to conform to the established pattern in the street; and c) A new building must not be on an angle to an adjoining heritage-listed building (refer Figure F2.5). 	<p>P1 No performance criteria.</p> <p>Orientation of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <ul style="list-style-type: none"> a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the topography of the site; c) the size, shape, and orientation of the lot; d) the setbacks of other buildings in the surrounding area; e) the historic cultural heritage significance of adjacent places; and f) the streetscape.

(Note: The Performance Criteria are added at the suggestion of the representation from C Layton, Evandale, to draft interim scheme, and are in accordance with Launceston Interim Scheme approved by the TPC).

F2.5.3 Scale

Objective

To ensure that all new buildings respect the established scale of buildings in the streetscape, adhere to a similar scale, are proportional to their lot size and allow an existing original main building form to dominate when viewed from public spaces.

Acceptable Solutions	Performance Criteria
A1 Single storey developments must have a maximum height from floor level to eaves of 3 metres (refer Figure F2.14).	P1 No performance criteria
A2 Where a second storey is proposed it must be incorporated into the roof space using dormer windows, or roof windows, or gable end windows, so as not to detract from original two storey heritage-listed buildings (refer Figure F2.13 & F2.15).	P2 No performance criteria.
A3 Ground floor additions located in the area between the rear and front walls of the existing house must not exceed 50% of the floor area of the original main house.	P3 No performance criteria.

F2.5.4 Roof Forms

Objective

To ensure that the roof form and elements respect those of the existing main building and the streetscape.

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Acceptable Solutions	Performance Criteria
<p>A1.1 The roof form for new buildings, extensions, alterations, and additions must, if visible from the street, be in the form of hip or gable, with a maximum span of 6.5m and a pitch between 30 – 40 25 – 40 degrees (refer Figure F2.14 & F2.18), or match the existing building; and</p> <p>A1.2 Eaves overhang must be a maximum of 300mm excluding guttering, or match the existing building.</p>	<p>P1 No performance criteria The roof form of all new buildings, extensions, alteration or additions must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <p>a) the cultural heritage values of the local heritage place, its setting and the precinct;</p> <p>b) the design, period of construction and materials of the dominant building on site;</p> <p>c) the dominant roofing style and materials in the setting; and</p> <p>d) the streetscape.</p>
A2 Where there is a need to use the roof space, dormer windows are acceptable and must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant (refer Figure F2.15).	P2 No performance criteria
A3 Where used, chimneys must be in a style that reflects the period setting of the existing main building on the site, or the setting if the site is vacant.	P3 No performance criteria
A4 Metal cowls must not be used where they will be seen from the street.	P4 No performance criteria

(Note: The Performance Criteria are added at the suggestion of the representation from C Layton, Evandale, to draft interim scheme, and are in accordance with Launceston Interim Scheme approved by the TPC).

F2.5.5 Plan Form

<p>Objective To ensure that new buildings, alterations, additions and extensions respect the setting, original plan form, shape and scale of the existing main building on the site or of adjoining heritage-listed buildings.</p>	
Acceptable Solutions	Performance Criteria
<p>A1.1 Alterations and additions to pre-1940 buildings must retain the original plan form of the existing main building; and or</p> <p>A1.2 The plan form of additions must be rectilinear and or consistent with the existing house design and dimensions.</p>	P1 Original main buildings must remain visually dominant over any additions when viewed from public spaces.
A2 The plan form of new buildings must be rectilinear (refer Figure F2.9).	P2 No performance criteria

F2.5.6 External Walls

<p>Objective To ensure that wall materials used are compatible with the streetscape.</p>	
Acceptable Solutions	Performance Criteria
<p>A1.1 Materials used in additions must match those of the existing construction, except in additions to stone or brick buildings; and</p> <p>A1.2 External walls must be clad in:</p> <p>a) traditional bull-nosed timber weatherboards; if treated pine boards are used to replace damaged weatherboards they must be painted; thin profile compressed board weatherboards must not be used; or</p> <p>b) brickwork, with mortar of a natural colour and struck flush with the brickwork (must not be deeply raked),</p>	<p>P1 Materials used in minor additions to stone and brick buildings may be weatherboard. Wall materials must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:</p> <p>a) the cultural heritage values of the local heritage place, its setting and the precinct;</p> <p>b) the design, period of construction and materials of the dominant building on site;</p> <p>c) the dominant wall materials in the setting; and</p> <p>d) the streetscape</p>

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including:	
<ul style="list-style-type: none"> • painted standard size bricks; or • standard size natural clay bricks that blend with the colour and size of the traditional local bricks; or • standard brickwork rendered in traditional style; or • if a heritage-listed building, second-hand traditional local bricks. 	
Heavily-tumbled clinker bricks must not be used; or	
c) concrete blocks specifically chosen to blend with local dressed stone, or rendered and painted;	
d) concrete blocks in natural concrete finish must not be used.	
A1.3 Cladding materials designed to imitate traditional materials such as brick, stone and weatherboards must not be used.	

(Note: The Performance Criteria are added at the suggestion of the representation from C Layton, Evandale, to draft interim scheme, and are in accordance with Launceston Interim Scheme approved by the TPC).

F2.5.7 Entrances and Doors

Objective	
To ensure that the form and detail of the front entry is consistent with the streetscape.	
Acceptable Solutions	Performance Criteria
A1.1 The position, shape and size of original door and window openings must be retained where they are prominent from public spaces; and	P1 No performance criteria Entrances and doors must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to:
A1.2 The front entrance location must be in the front wall facing the street, and be located within the central third of the front wall of the house; and	a) the cultural heritage values of the local heritage place, its setting and the precinct;
A1.3 Modern front doors with horizontal glazing or similar styles must not be used (refer Figure F2.21).	b) the design, period of construction and materials of the dominant building on site; and c) the streetscape.

(Note: The Performance Criteria are added at the suggestion of the representation from C Layton, Evandale, to draft interim scheme, and are in accordance with Launceston Interim Scheme approved by the TPC).

F2.5.8 Windows

Objective	
To ensure that window form and details are consistent with the streetscape.	
Acceptable Solutions	Performance Criteria
A1 Window heads must be a minimum of 300mm below the eaves line, or match the existing.	P1 No performance criteria.
Solid-void ratio	
A2 Front façade windows must conform to the solid/void ratio (refer Figure F2.24 & F2.25).	P2 No performance criteria.
Window sashes	
A3 Window sashes must be double hung, casement, awning or fixed appropriate to the period and style of the building (refer Figure F2.22 & F2.23).	P3 No performance criteria
A4 Traditional style multi-pane sashes, when used, must conform to the traditional pattern of six or eight vertical panes per sash with traditional size and profile glazing bars.	P4 No performance criteria.
A5 Horizontally sliding sashes must not be used.	P5 No performance criteria.
A6 Corner windows to front facades must not be used.	P6 No performance criteria.
Window Construction Materials	

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A7 Clear glass must be used.	P7 No performance criteria.
A8 Reflective and tinted glass and coatings must not be used where visible from public places.	P8 No performance criteria.
A9 Additions to heritage-listed buildings must have timber window frames, where visible from public spaces.	P9 No performance criteria.
A10 Painted aluminium must only be used where it cannot be seen from the street and in new buildings, or where used in existing buildings.	P10 No performance criteria.
A11 Glazing bars must be of a size and profile appropriate for the period of the building	P11 No performance criteria.
A12 Stick-on aluminium glazing-bars must not be used	P12 No performance criteria.
A13 All windows in brick or masonry buildings must have projecting brick or stone sills, or match the existing.	P13 No performance criteria.
French Doors, Bay Windows and Glass Panelling	
A14 French doors and bay windows must be appropriate for the original building style and must be of a design reflected in buildings of a similar period.	P14 No performance criteria
A15 Where two bay windows are required, they must be symmetrically placed.	P15 No performance criteria
A16 Large areas of glass panelling must: a) Be divided by large vertical mullions to suggest a vertical orientation; and b) Be necessary to enhance the utility of the property or protect the historic fabric; and c) Not detract from the historic values of the original building.	P16 No performance criteria

(Note: Additions to the Acceptable Solutions are added at suggestion of representation from C Layton, Evandale, to draft interim scheme).

F2.5.9 Roof Covering

Objective To ensure that roof materials are compatible with the streetscape.	
Acceptable Solutions	Performance Criteria
<p>A1.1 Roofing of additions, alterations and extensions must match that of the existing building; and</p> <p>A1.2 Roof coverings must be:</p> <p>a) corrugated iron sheeting in grey tones, brown tones, dark red, or galvanized iron, <ul style="list-style-type: none"> • Woodland Grey; or • Windspray; or • Shale Grey; or • Manor Red; or • Plantation; or • Jasper; or</p> <p>b) slate or modern equivalents, shingle and low profile tiles, where compatible with the style and period of the main building on the site and the setting. Tile colours must be:</p> <ul style="list-style-type: none"> • dark gray; or • light grey; or • brown tones; or • dark red; or <p>c) traditional metal tray tiles where compatible with the style and period of the main building on the site; or</p> <p>d) for additions, alterations and extensions, match that of the existing building.</p>	P1 No performance criteria

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A2 Must not be klip-lock steel deck and similar high rib tray sheeting.	P2 No performance criteria
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(Note: The additions to the Acceptable Solutions added at suggestion of representation from C Layton, Evandale, to draft interim scheme).

F2.5.10 Roof Plumbing

Objective To ensure that roof plumbing and fittings are compatible with the streetscape.	
Acceptable Solutions	Performance Criteria
A1.1 Gutters must be OG, D mould, or Half Round profiles (refer Figure F2.26), or match the existing guttering; and A1.2 Downpipes must be zincalume natural, colorbond round, or PVC round painted, or match the existing downpipes.	P1 No performance criteria
A2 Downpipes must not be square-line gutter profile or rectangular downpipes (refer Figure F2.27).	P2 No performance criteria

(Note: The additions to the Acceptable Solutions added at suggestion of representation from C Layton, Evandale, to draft interim scheme).

F2.5.11 Verandahs

Objective To ensure that traditional forms of sun and weather protection are used, consistent with the streetscape.	
Acceptable Solutions	Performance Criteria
Original Verandahs	
A1 Original verandahs must be retained.	P1 No performance criteria
Replacement of Missing Verandahs	
A2.1 The replacement of a missing verandah must be consistent with the form and detail of the original verandah; or A2.2 If details of the original verandah are not available: a) The verandah roof must join the wall line below the eaves line of the building (refer Figure F2.19); and b) Verandah posts and roof profile must be consistent with that in use by the surrounding buildings of a similar period.	P2 No performance criteria Verandahs must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the design, period of construction and materials of the dominant building on site; and c) the streetscape.
New Verandahs	
A3 A new verandah, where one has not previously existed, must be consistent with the design and period of construction of the dominant existing building on the site or, for vacant sites, those of the dominant design and period within the precinct.	P3 No performance criteria

(Note: The Performance Criteria are added at the suggestion of the representation from C Layton, Evandale, to draft interim scheme, and are consistent with the Launceston Interim Scheme approved by the TPC).

F2.5.12 Architectural Details

Objective To ensure that the architectural details are consistent with the historic period and style of the main building on the site, and the streetscape.	
Acceptable Solutions	Performance Criteria
Original Detailing	
A1 Original detail and ornaments, such as architraves, fascias and mouldings, are an essential part of the building's character and must not be removed beyond the extent of any alteration, addition or extension.	P1 No performance criteria
Non-original Detailing	

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A2.1 Non-original elements must be consistent with the original architectural style of the dominant existing building on the site or, for vacant sites, be consistent with the existing streetscape; and	P2 No performance criteria
A2.1 Non-original elements must not detract from or dominate the original qualities of the building, nor should they suggest a past use which is not historically accurate.	

F2.5.13 Outbuildings

Objective To ensure that outbuildings do not reduce the dominance of the original building or distract from its period character.	
Acceptable Solutions	Performance Criteria
A1 Sheds must not be located on the lot between the back wall of the main house on the site and the front street boundary line. A1 The roof form of outbuildings must, if visible from the street, be in the form of hip or gable, with a maximum span of 6.5m and a pitch between 22.5 – 40 degrees.	P1 No performance criteria The roof form of outbuildings, if visible from the street, must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the design, period of construction and materials of the dominant building on site; c) the dominant roofing style and materials in the setting; and d) the streetscape.
A2 Sheds Outbuildings must be designed, in both scale and appearance, to be subservient to the primary buildings on the site.	P2 No performance criteria
A3 Garages and Carports Outbuildings must not be located in front of existing heritage-listed buildings, and must be setback a minimum of 3 metres behind the line of the front wall of the house that is set furthest back from the street (refer Figure F2.1 & F2.3).	P3 No performance criteria
A4 Any garage, including those conjoined to the main building, must be designed in the form of an outbuilding, with an independent roof form.	P4 No performance criteria
A5 Those parts of garages and sheds outbuildings visible from the street must be consistent, in both materials and style, with those of any existing heritage-listed building on-site.	P5 No performance criteria
A6 The eaves height of a garage must not exceed 3m, and where visible from the street, the roof form and pitch must be the same as that of the main house. Where visible from the street, the eaves height of outbuildings must not exceed 3m and the roof form and pitch must be the same as that of the main house	P6 No performance criteria

(Note: Changes made at the suggestion of the representation from C Layton, Evandale, to draft interim scheme).

F2.5.14 Conservatories

Objective To ensure new conservatories respect traditional location, form and construction.	
Acceptable Solutions	Performance Criteria
A1 Conservatories must not be located at the front of a building.	P1 No performance criteria

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A2 The scale, form, materials, and colours of a conservatory addition must respect the established style and period of the existing building.	P2 No performance criteria
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F2.5.15 Fences and Gates

Objective
To ensure that original fences are retained and restored where possible and that the design and materials of any replacement complement the setting and the architectural style of the main building on the site.

Acceptable Solutions	Performance Criteria
A1.1 Replacement of front fence must be in the same design, materials and scale; or A1.2 a) Front fence must be a timber vertical picket, masonry to match the house, heritage style woven wire, galvanized tubular fencing, other than looped, or iron palisade fence with a maximum height of 1200mm 1500mm. b) Side and rear fences must be vertical timber palings to a maximum height of 1800mm.	P1 No performance criteria Fences must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the architectural style of the dominant building on the site; c) the dominant fencing style in the setting; and d) the original or previous fences on the site.
A2 Gates must match the fence, both in materials and design.	P2 No performance criteria
A3 Screen fences used to separate the front garden from the rear of the house must be of timber or lattice.	P3 No performance criteria
A4 Fences must not be: a) horizontal or diagonal timber slat fences; or b) plastic covered wire mesh; or c) flat metal sheet or corrugated sheets; or d) plywood and cement sheet.	P4 No performance criteria

(Note: Changes made at the suggestion of the representation from C Layton, Evandale, to draft interim scheme, and are consistent with the Launceston Interim Scheme approved by the TPC).

F2.5.16 Paint Colours

Objective
To ensure that new colour schemes maintain a sense of harmony with the street or area in which they are located.

Acceptable Solutions	Performance Criteria
A1.1 Colour schemes must be drawn from heritage-listed buildings within the precinct; or A1.2 Colour schemes must be drawn from the following: a) Walls – Off white, creams, beige, tans, fawn and ochre. b) Window & Door frames – white, off white, Indian red, light browns, tans, olive green and deep Brunswick green. c) Fascia & Barge Boards - white, off white Indian red, light browns, tans, olive green and deep Brunswick green d) Roof & Gutters – deep Indian red, light and dark grey, (black, green and blue are not acceptable).	P1 No performance criteria Colour schemes must be compatible with the local historic heritage significance of the local heritage place or precinct having regard to the character and appearance of the existing place or precinct.
A2 There must be a contrast between the wall colour and trim colours.	P2 No performance criteria
A3 Previously unpainted brickwork must not be painted, except in the case of post-1960 buildings.	P3 No performance criteria

(Note: Performance Criteria added as a result of the Acceptable Solutions being overly restrictive, and is support by Council's Heritage Adviser).

F2.5.17 Lighting

Objective

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To ensure that modern domestic equipment and wiring do not intrude on the character of the streetscape

Acceptable Solutions	Performance Criteria
A1 New lighting such as flood lights, spotlights or entry lights must be carried out such that wiring, fixings and fittings are concealed. Wiring or conduit to new lighting is not located on the front face of a building.	P1 No performance criteria

(*Note: Changes made at the suggestion of the representation from C Layton, Evandale, to the draft interim scheme).*

DECISION

Cr Adams/Cr Knowles

That the proposed amendments be accepted as identified in the report above.

Carried unanimously

138/16 COUNCIL ACTING AS A PLANNING AUTHORITY – CESSATION

RECOMMENDATION

That the Council cease to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993*, for the remainder of the meeting.

DECISION

Cr Goss/Adams

That the Council cease to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993*, for the remainder of the meeting.

Carried unanimously

CON – ITEMS FOR THE CLOSED MEETING

DECISION

Cr Lambert/Cr Polley

That Council move into the “Closed Meeting” with the General Manager, Corporate Services Manager, Planning and Development Manager, Works & Infrastructure Manager, Governance & Community Development Officer and Engineering Officer.

Carried unanimously

Mr Godier, Mr Chellis and Miss Bricknell left the meeting at 7:05pm.

139/16 INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
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140/16 APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE

As per provisions of Section 15(2)(h) of the *Local Government (Meeting Procedures) Regulations 2015*.

MINUTES – ORDINARY MEETING

16 MAY 2016



141/16 (1) PERSONNEL MATTERS

As per provisions of Section 15(2)(a) of the *Local Government (Meeting Procedures) Regulations 2015*.

141/16 (2) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
Management Meetings

141/16 (3) MATTERS RELATING TO ACTUAL OR POSSIBLE LITIGATION TAKEN, OR TO BE TAKEN, BY OR INVOLVING THE COUNCIL OR AN EMPLOYEE OF THE COUNCIL

As per provisions of Section 15(2)(i) of the *Local Government (Meeting Procedures) Regulations 2015*.
Correspondence Received

141/16 (4) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
Action Items – Status Report

141/16 (5) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
Compliance

141/16 (6) INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
Compliance

142/16 CONTRACTS AND TENDERS FOR THE SUPPLY OF GOODS AND SERVICES AND THEIR TERMS CONDITIONS, APPROVAL AND RENEWAL

As per provisions of Section 15(2)(d) of the *Local Government (Meeting Procedures) Regulations 2015*.
Waste Transfer Stations – Contract 16/01

143/16 INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Sections 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
TasWater

144/16 CONTRACTS AND TENDERS FOR THE SUPPLY OF GOODS AND SERVICES AND THEIR TERMS CONDITIONS, APPROVAL AND RENEWAL

As per provisions of Section 15(2)(d) of the *Local Government (Meeting Procedures) Regulations 2015*.
Plant Replacement – Contract 16/04

145/16 INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Sections 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.
Ben Lomond National Park

MINUTES – ORDINARY MEETING

16 MAY 2016



146/16 INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Sections 15(2)(g) of the Local Government (Meeting Procedures) Regulations 2015.
Rates Matter

Cr Polley/Cr Goninon

3. That Council, at this time, provides in principle support for an application to the Supreme Court of Tasmania for a declaration as to the proper construction of clause 26.2 of the lease; and, in particular, which areas of the airport are to be included in the calculation.
6. That the Launceston Airport be advised that Council does not accept the payment of the ex-gratia rates as full payment of Council rates.
7. That the Department of Infrastructure and Regional Development be advised that Council does not accept the independent valuation on the basis that it does not accurately reflect all areas of the airport land subject to a rate equivalent payment, pursuant to the lease between the Commonwealth and the Australia Pacific Airports Corporation.
8. That the Mayor and General Manager seek to immediately meet with, and gain support for the full payment of the ex-gratia rate payments, including those outstanding and future payments, with:

- Anthony Albanese, Labor Federal Member, Shadow Minister for Infrastructure & Transport
- Brian Mitchell, Labor Candidate for Lyons
- Ross Hart, Labor Federal Candidate for Bass

That the Mayor and General Manager seek meetings with the following Liberal candidates:

- Darren Chester, MP Minister for Infrastructure and Transport
- Andrew Nikolic, Liberal Federal Member for Bass
- Eric Hutchinson, Liberal Federal Member for Lyons

That the Mayor and General Manager seek meetings with the following politicians when the opportunity arises:

- Malcolm Turnbull, MP Prime Minister
- Paul Fletcher, MP Minister for Major Projects, Territories and Local Government
- Julie Collins, Labor Federal Member for Franklin
- Andrew Wilkie, Independent Member for Denison
- Anthony Albanese, Labor Federal Member, Shadow Minister for Infrastructure & Transport
- Brian Mitchell, Labor Candidate for Lyons
- Eric Abetz, Tasmanian Liberal Senator
- David Bushby, Tasmanian Liberal Senator
- Richard Colbeck, Tasmania Liberal Senator
- Stephen Parry, Tasmanian Liberal Senator
- Brett Whiteley, Tasmania Liberal Senator
- Catryna Bilyk, Tasmanian Labor Senator
- Carol Brown, Tasmanian Labor Senator
- Helen Polley, Tasmania Labor Senator
- Lisa Singh, Tasmanian Labor Senator
- Anne Uquhart, Tasmanian Labor Senator
- Nick McKim, Tasmanian Greens Senator
- Peter Whish-Wilson, Tasmania Greens Senator
- Jacqui Lambie, Tasmanian Independent Senator

MINUTES – ORDINARY MEETING

16 MAY 2016



11. That Australia Pacific Airports Corporation (Launceston Airport) be advised that the signage erected throughout the municipality will remain in place until the full payment of the ex-gratia rates are paid and that officers progress the erection of additional signage.
12. That the Airport's withdrawal of its objection to the State Valuer's valuation (2013) has been adjourned by the Supreme Court awaiting further information be noted.
13. That the following items, as listed above, remain in closed Council: 1, 2, 4, 5, 9 and 10.

Carried unanimously

147/16 PERSONNEL MATTERS

As per provisions of Section 15(2)(a) of the *Local Government (Meeting Procedures) Regulations 2015*.

DECISION

Cr

That Council move out of the closed meeting and make the following decision(s) available to the public:

- Minute 146/16 (CON 8) Launceston Airport Unpaid Rates

Mayor Downie closed the meeting at 8:35pm